



NE 27-52-3-W4th 52040 RR 32 A&B
Rural Vermilion River, County of, Alberta

MLS # A2302562



\$359,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	5.00 Acres		
Lot Feat:	Back Yard, Brush, Landscaped, Lawn, Private		

Heating: Forced Air, Natural Gas

Water: Private

Floors: Laminate, Linoleum

Sewer: Open Discharge, Private Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: 27-52-3-W4

Exterior: Vinyl Siding

Zoning: AG RES

Foundation: Other

Utilities: -

Features: Ceiling Fan(s)

Inclusions: none

For Sale Near Marwayne: Two Homes, 5 Fenced Acres, Barn + Income Move-in ready and income producing! Just minutes from Marwayne, this fully fenced 5-acre property gives you two separate homes, a barn, and a sound outdoor riding arena — perfect for living, riding, and earning. Property Highlights • Two homes on one deed: Mobile home,+ house both move-in ready with 3 bedrooms the mobile home has 2 bathrooms and A/C the house has 3 bedrooms and one bathroom • Really close to Marwayne: Easy access to town while keeping your country privacy • 5 fully fenced acres: Pasture, space, and security for animals • Horse-ready setup: Barn and sound outdoor riding arena on site • Built-in income: Rental income from second home helps offset your mortgage • Key upgrades done: New septic tank & pump. The older home features a new furnace and new hot water tank — major systems you won’t have to worry about Why Buyers Love It • Flexible living: Live in one, rent the other. Great for multi-gen family, guests, or a caretaker. • Hobby farm friendly: Fenced acreage + barn + other out buildings