



RR20
Rural Vermilion River, County of, Alberta

MLS # A2074673



\$689,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,952 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	4
Garage:	Parking Pad		
Lot Size:	11.96 Acres		
Lot Feat:	Lawn, Irregular Lot, Many Trees, Pasture		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	31-47-1-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Vinyl Windows		

Inclusions: none

Very large country home, with 16 stall barn, and 80' X 200' riding arena situated on just under 12 acres of land in the County of Vermilion River. This 2952 sq ft home has plenty of main floor space for everyone. This home features large open concept living areas, a spacious family room with wood stove, sunken living room off the kitchen and dining area, private bedrooms (2 plus an office on the main) and three bathrooms all on the main floor. The partial basement has room to finish off a family or games room, and an additional bedroom with a 3 piece en-suite style bathroom. The basement level also provides access to a 20' X 22' 'garage', but it has limited access from the outside and a low lying beam (just over 6') inside... suitable for storage or lawn equipment. Outside we find the beauty - a 16 stall barn and an 80' X 200' riding arena, set up to enjoy immediately. There are many cross fenced corrals on site, and even a machine shed for equipment storage. The barn, riding arena and a few corrals all have water available (some seasonal).