



490058A Rge Rd 45
Rural Vermilion River, County of, Alberta

MLS # A2090650



\$524,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,443 sq.ft.	Age:	2001 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	15.00 Acres		
Lot Feat:	Front Yard, Lawn, Landscaped		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	6-49-4-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Recessed Lighting		

Inclusions: N/A

Introducing an exceptional opportunity for those seeking the perfect blend of comfort, space, and rural tranquility. Nestled on an expansive 15-acre parcel of pristine land, this spacious 5-bedroom home offers the epitome of countryside living while providing all the modern amenities you desire. As you approach this private haven, you'll immediately notice the immaculately landscaped yard, a testament to the care and attention this property has received. A large back deck beckons you to take a seat and enjoy the serenity of the surroundings, making it the ideal spot for morning coffee, evening sunsets, or family gatherings. Step inside, and you'll be greeted by a generous living space with central air conditioning, ensuring year-round comfort. The well-appointed kitchen, featuring modern appliances and ample storage, makes meal preparation a joy. The 5 bedrooms provide ample space for a growing family or guests, and the serene countryside setting ensures a peaceful night's sleep. One of the standout features of this property is the 30X70 coverall building/barn. This versatile space opens up a world of possibilities for hobbyists, equestrians, or those with a penchant for outdoor activities. Use it to house your equipment, convert it into a workshop, or create a spacious storage area for all your recreational gear. The options are limited only by your imagination. Whether you're seeking a peaceful retreat, a place to indulge your passions, or a haven for your family, this 5-bedroom home on 15 acres is the perfect canvas for your rural dreams. Don't miss the chance to make this idyllic property your own. Contact us today to schedule a viewing and experience the tranquility and endless possibilities it offers.