



**513006 62 Range**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2108907**



**\$729,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,541 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Other		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Corners Marked, Dog Run Fenced In, Fruit Trees/Shrub(s), Front Yard, Lawn, Other		

<b>Heating:</b>	Electric, Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	22-51-6-W4
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** None

**GREAT VALUE:** \$20,000 Cashback available for an Unconditional Offer made before July 20, 2024! Spring into Action and Don't Miss Out! Private Country Acreage to enjoy throughout the Year! Beautiful setting during all Seasons. Built in 2013 - this One level 4 Bed/3 Bath home with 10ft ceilings has a very functional floorplan, quality interior & exterior finishing, stainless steel kitchen appliances and an attached heated double garage. Home also includes a large west facing covered deck that is positioned to watch the sun retire in the evenings. Property also includes a large professionally built multi-purpose building. Your choice to use for a home-based business, for trades, hobbies &/or car space. Recently served as a Kennel building with separate reception/grooming area, and 5 spacious stalls with outdoor covered dog runs on the west side. Building also has extra storage and an attached heated single car garage that serves very well as a workshop. Yard is well treed and has a circular treated wood rail fence along the inside, with a separate 4 wire barb fence on the outside square perimeter of the property. Comes with two 8'x12' sheds, plus a 10' x 24' open face shelter with an enclosed 8' x 10' tack or feed room. Adjacent pen also has an automatic stock waterer. If you enjoy Country Life, a beautiful yard, Quality Home plus extra garage space; then this could be your chance to Live the Dream! Garden, lawns, and space for pets as well. This well designed property could generate cash flow to help cover costs or simply enjoyed in a multitude of different ways! Come have a look and see for yourself!