



**GRASSROOTS**  
REALTY GROUP

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**482047 Range Road 40**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2116486**



**\$839,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,021 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized, RV Access/Parking, See Remarks, Side		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Lawn, No Neighbours Behind, Landscaped, Many Trees, Open Lot, Private, S		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	18-48-3-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR1
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, See Remarks, Storage, Vaulted Ceiling(s)		

**Inclusions:** additional items negotiable

Escape the hustle and bustle of city life to this breathtaking acreage just a 30-minute drive from Lloydminster or Vermilion. This meticulously crafted property boasts a sprawling 3,020 square foot bungalow, offering a spacious layout with 4 bedrooms and 2 additional den/flex rooms. Enjoy the convenience of main floor living and the updated finishings throughout, making this completely move-in ready. Step outside to discover 10 acres of land, a sanctuary for those craving privacy and space to roam. The practicality of an attached oversized double garage meets the versatility of the 48 x 72 heated shop/barn with a mezzanine, catering to both convenience and hobbyists' needs. The shop was built in 2019. The overhead doors are 24ft wide by 16ft high and 10ft wide by 10ft high. The overall shop ceiling is 18ft and the barn and loft ceilings are about 9 ft and 8 ft. Note the barn partition and mezzanine were done after the shop was built so it can be dismantled if you need the extra length and height. The barn, outdoor riding arena, and pastures are ready for your horses! Situated 2km south off Highway 619, this haven stands alone, surrounded by nature, ensuring peace and tranquility. Don't let this opportunity slip away—your piece of paradise awaits. Enjoy living in the county of Vermilion River with local amenities to enjoy. Head to the local markets, cheesery, and greenhouses, Lindsay A. Evans Regional Park is nearby with picnic areas on the water, bird watch, or check out other local parks nearby. In the winter head to Mount Joy. Busing to Paradise Valley and within the Vermilion school zone. If you're unfamiliar with the area visit [countyofvermillionriver.com](http://countyofvermillionriver.com) to learn more!