



**474024 RR 63**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2117881**



**\$599,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,695 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Single Garage Attached		
<b>Lot Size:</b>	6.45 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**PRICE REDUCED!** Escape to this 1695sq.ft. bungalow on a sprawling 6.45acre offering unparalleled privacy and breathtaking views without a neighbor in sight! Embrace the tranquility of nature and the freedom to roam on this vast property.! The main floor welcomes you with a spacious mudroom boasting built-in cabinets and laundry amenities, leading to a well-appointed kitchen with soft close cabinets and drawers, stainless steel appliances, center island, dining area, and a generously sized living room complete with a wood-burning stove. The main floor also features a primary bedroom with a walk-in closet, two additional large bedrooms and a 4pc bath offering ample room for relaxation and entertainment. Descend the broad staircase to the lower level to find additional living space, including two bedrooms, an expansive games room, cozy media room, various storage options, cold room, and a full 4pc bath. Step outside to discover a vast garden, fire pit area with convenient plugs and lighting, all surrounded by a peaceful backdrop of mature trees and picturesque views. This home has been thoughtfully upgraded over the years to offer modern comfort and style with an addition and upgrades that include~ new kitchen, updated bathrooms, central air conditioning, water softener, hot water tank, pressure tank, furnaces, windows, shingles and siding. For those passionate about hobbies or entrepreneurship, this property is a treasure trove with various versatile outbuildings, including a 50x28 heated shop completed in 2017, a 40x32 heated Quonset, with new metal roof and siding, a 20x24 garage with new metal roof and siding, a 17x22 attached garage. There's also a 16x30 barn with pens, stalls, a 32x32 cattle shed, a 32x40 hay shed and an electric automatic waterer;-perfect for livestock enthusiasts. Whether you're a collector, craftsman, or animal

lover, there's ample space to bring your vision to life. Centrally located between Wainwright and Vermilion, this property provides a perfect balance of seclusion and convenience.! Don't miss the chance to make this peaceful sanctuary your own retreat from the world!