



**65074 TWN 494 Township  
Rural Vermilion River, County of, Alberta**

**MLS # A2123324**



**\$649,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,554 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Triple Garage Detached		
<b>Lot Size:</b>	12.86 Acres		
<b>Lot Feat:</b>	Lawn, Greenbelt, Landscaped, Wedge Shaped Lot, Open Lot, Private, Treed		

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	30-49-6-W4
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** N/A

Sprawling bungalow supplying over 3000 SQ FT of living space situated on 12.86 Acres within 10 minutes of Vermilion, AB. The parcel provides a mature shelter-belt, multiple garages; attached double & a DREAM Triple detached (both heated), a brand-new septic tank, a 42' x 32' barn, plenty of mature fruit trees, paved driveway (stamped concrete), with the entirety of yard being professionally landscaped. This executive style home boasts vaulted ceilings, in-floor heat, main-floor-laundry, as well as hardwood throughout the main level. A ton of cross fencing has been installed recently which would provide ample areas for horses, cows, etc. Extra concrete work surrounding the property at every turn. If acreage-living is on your radar, you won't want to miss this opportunity. Directions: South on HW 41 - West on TWN 494 - Follow road to the right