



NE 1-48-2-W4
Rural Vermilion River, County of, Alberta

MLS # A2124190



\$544,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,652 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.27 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-48-2-W4
Exterior:	Wood Frame	Zoning:	CR-S
Foundation:	ICF Block, Wood	Utilities:	-
Features:	See Remarks		

Inclusions: None

Amazing acreage! There's a lot you'll love about this acreage! Located just 23 kms from Lloydminster means it's an easy drive. And it's made even easier because it's paved all the way, so no worrying about the fancy vehicles, motorcycles or driving on grid roads! Situated on 4.27 acres of very well treed land means there's some real privacy and still lots of room to build a shop or plant that garden you've longed for. The yard also features Saskatoon bushes, hazelnut and apple trees. The garage is oversized giving you lots of room to park your vehicles and space left over for your spare fridge and deep freeze. The house is a walkout style so the lower level doesn't feel like a basement. The main floor has an enormous kitchen, living room and dining area with engineered rustic walnut hardwood plus you get an incredible view as there's lots of windows. A large island and tons of cabinet space compliment the kitchen and there's even a two-way large walk through pantry. Further complimenting the main floor is a 2 piece bath. The upper floor has 3 bedrooms with the primary bedroom having its own balcony, a magnificent 4 piece ensuite, plus a big walk in closet. The other 2 bedrooms are identical sizes and both have walk-in closets as well. Another big plus is the great room on the upper floor which is massive and it also has a balcony. The walkout portion has another large bedroom, a 3 piece bath and an extra large family room with wood burning fireplace. It comes with all the appliances, a high efficiency furnace, reverse osmosis system, hot water on demand, gas bbq hookup, and more. All this and the Mt. Joy Ski Resort is just 1 km to the South. Check out the 3D tour.