



NE 32-49-1 W4th
Rural Vermilion River, County of, Alberta

MLS # A2124552



\$1,495,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,051 sq.ft.	Age:	2003 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Driveway, Gravel Driveway, Heated Garage, Paved, Triple Garage A		
Lot Size:	70.26 Acres		
Lot Feat:	Back Yard, Brush, Creek/River/Stream/Pond, No Neighbours Behind, Many T		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	32-49-1-W4
Exterior:	Stone, Stucco	Zoning:	Acreage
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Amazing acreage! This is a very rare opportunity to own an Executive acreage on 70 acres, and only minutes from Lloydminster! Just 3 kms from the city means it's an easy commute and this property is 12 km off Highway 16 which means minimal noise with maximum convenience. Paved to the front gate is another big bonus. The yard does have some elk fencing so if you're wanting a place for horses this is it! Imagine finally having a place with room for the dream shop or riding arena or both! There's even a horse shed included, heated water bowl and your dog will thank you for the heated dog house. The decorative pond is a real nice touch as is the firepit boma area. This 4 bed, 3 bath, plus an office/den house is almost 2,000 sq.ft. and has a ton of upgrades with a major re-modeling done in 2014. An open concept with vaulted ceiling gives you tons of room and the kitchen is complimented by upgraded cabinets, countertops and a quartz island big enough to land a plane on or for your large gatherings. The living room and dining area have rich, dark hardwood and a very classy fireplace. The primary bedroom is really something with a spectacular huge tiled shower, dual sinks, heated ensuite floor, heated towel rack, customized California walk in closet and private door leading to the massive deck. Other features include a large upstairs office, a theatre room in the family room that comes with projector and screen, and a sit down bar. There's a new central air conditioner, newer gas furnace, gas BBQ hook up, endless hot water heater, and get this the hot tub and above ground pool are also included! And what's an acreage without a heated triple garage? All this and there's even some oil revenue!