



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2133944**



**\$899,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,590 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	17.45 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Lawn, Many Trees, Paved, Private, Secluded		

<b>Heating:</b>	Boiler, In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	1-48-1-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	ACR
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** See remarks

Impeccable Acreage! Rarely does an acreage come on the market that checks all the right boxes. This is that one! Located just 14 kms South of Lloydminster on Highway 17 means it's paved to your front lane. But not only that, the entire lane is paved and it's even paved in front of the house and shop as well! That means no grid roads to dirty those special vehicles or motorcycles while giving you the added safety of pavement. And speaking of shops, they don't get any better than this. It's 3,200 sq.ft. and 2,400 sq.ft. is heated! There's even an office and a washroom plus an upper storage mezzanine. The shop also has a built in work bench and water so the possibilities are endless. This Alberta acreage is huge, there's 17.45 acres with a magnificently manicured yard, a large garden area, fire pit area, tons of trees and an extremely well cared for lawn. Now to the house, measuring close to 2,600 sq.ft. this one level 3 bed, 3 bath home is lovingly cared for and super clean. Of course with that size means there's lots of room in the kitchen and dining areas and the living room is extra big with a vaulted ceiling, skylights and even a gas fireplace! There's newer kitchen countertops and contemporary paint throughout. The bedrooms are very large and the primary has a huge walk in closet, and a fantastic ensuite with lots of natural light. The second of 3 bedrooms also has a large walk in closet. The attached garage is a nice size with man door onto a gorgeous patio with pergola roof. There's even a cold storage room in the garage as well. There's some neat extras including a 500 gallon water buried in the yard that collects water from the house and shop and is used for the garden and lawn. Plus there's even some revenue for 10 acres being rented out to a farmer. You've probably driven

by this acreage and noticed the majestic tree lined lane way and said&hellip;that&rsquo;s a gorgeous place. Well you&rsquo;re right. Check out the 3D tour. Note - the taxes have not been established yet as the property was recently sub-divided, amount shown is a guesstimate.