



**Lot 1 Blk 2 Plan 0123707, NW 18-50-1 W4
Rural Vermilion River, County of, Alberta**

MLS # A2133974



\$579,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,306 sq.ft.	Age:	1983 (41 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Triple Garage Detached		
Lot Size:	8.00 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Lawn, Landscaped, Many Trees,		

Heating:	Combination, Propane, See Remarks, Wood	Water:	Dugout, Private
Floors:	Carpet, Laminate, Linoleum	Sewer:	Private Sewer, Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	ACR
Foundation:	Wood	Utilities:	Electricity, Sewer, Water
Features:	No Smoking Home, Open Floorplan, See Remarks		

Inclusions: dishwasher, stove, dryer, water softener, sheds, window treatments

Alberta side private acreage situated on 8.85 Acres within 10 minutes to Lloydminster. Over 1300 sq.ft in this raised bungalow and NUMEROUS updates throughout! 5 bedrooms (3 up/2 down) and 4 bathrooms. Open concept with lots of natural lighting. Nestled in a park like setting, including a dugout, heated barn, corrals, triple detached garage (24x36) and more! Lloydminster School Division. Furnace is propane heat/wood combination. Drilled well.