



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**8 Cloverview Crescent  
Rural Vermilion River, County of, Alberta**

**MLS # A2136690**



**\$599,000**

<b>Division:</b>	Clover View Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,305 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Driveway, Gravel Driveway, Triple Garage Attached		
<b>Lot Size:</b>	5.04 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Front Yard, Lawn, Landscaped, Many Trees, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	16-51-6-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	cr
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Central Vacuum, Kitchen Island, Storage		

**Inclusions:** N/A

Country Living at its finest!! This five bedroom dream home is located just minutes north of Vermilion with paved roads to the driveway. This meticulous kept home is full of endless options whether you have a large family or need room to entertain guest this property can accommodate. Spacious layout and loads of natural light make this forever home a dream. It eve has new flooring! Rare to find with a massive three car attached garage! Plenty of room to play with five acres of yard! This is a must see home with over 2300 sq ft living area PLUS a fully finished basement! LOCATION LOCATION LOCATION this Parcel parcel checks off the boxes!