



510046 Hwy 897
Rural Vermilion River, County of, Alberta

MLS # A2139878



\$439,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,062 sq.ft.	Age:	1900 (124 yrs old)
Beds:	4	Baths:	2
Garage:	Drive Through, Gravel Driveway, RV Access/Parking		
Lot Size:	14.11 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Gentle Sloping, Irregu		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Pump, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	2-51-3-W4
Exterior:	Vinyl Siding	Zoning:	ACR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Primary Downstairs, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Secluded amongst the trees, only 2 minutes north of Kitscoty, and paved the entire way, lies a simply charming acreage tucked away on 14.11 acres. There are so many possibilities with this private paradise. Perfect for hobby farmers, it's fully fenced for livestock, and comes with a barn, chicken coop, hitching shed, tack building, 40x40 shop and multiple more outbuildings. There are three areas in the yard that have 30-amp connection for trailers and a water tap for horses. Follow the winding driveway in and you'll be greeted by a large 1580 sq ft. character home that's been lovingly updated with newer vinyl windows, air conditioning (2023), plumbing, electrical and a metal roof. This 1 1/2 storey home features a warm and inviting main floor with large functional kitchen which includes all the appliances, main floor laundry, big living room with original hardwood floors leading to a bright sunroom with wood stove, perfect for a cozy night. The primary bedroom is just off the living room with a large picture window and substantial walk-in closet. Climb the original solid wood staircase to the upstairs and you'll find three more bedrooms with plenty of closet space and a 3 pc. Bathroom with large soaker tub. The basement will make a great storage space, with tons of built in cabinets lining the wall, and vinyl plank flooring throughout. While the home itself is special, the real gem is the 14.11 acres of land just a stone's throw from Highway 16. Spend your days gardening, farming or just sitting outside enjoying the simplicity and tranquility of life on an acreage, while only being 15 minutes from the city. That's what you call the best of both worlds!