



25 Cherry LANE
Rural Vermilion River, County of, Alberta

MLS # A2147257



\$424,900

Division:	Silver Willow Estates (NW)		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,537 sq.ft.	Age:	1997 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Gravel Driveway, Heated Garage, Insulated		
Lot Size:	3.04 Acres		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Garden, Rectang		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Concrete, Hardwood, Linoleum, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	RES-CRS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vaulted Ceiling(s)		

Inclusions: Wet Bar , 220 Volt Plug, Central Vac. R.I. Natural Gas BBQ Hook-up

Wow, this acreage is sure to impress. Located in the beautiful silver Willow Estates just 15 mins north of Lloydminster. This attractive walkout bungalow has amazing views right outside your window. The property is 3 acres and is completely treed with a mature shelter belt of poplars, the manicured backyard is accented with fruit trees and a big vegetable garden. The privacy and beauty of this backyard is remarkable. Enjoy 1530 square feet of fully finished main floor space, 2 large decks overlooking the property and a great sized double attached garage. The 1997 built home is a 4 bedroom 2.5 bathroom layout, 3 bedrooms are upstairs, all with excellent closet space. The master bedroom and ensuite is luxurious and the private balcony off the master bedroom is a great spot to relax. A vaulted main area covers the kitchen, dining room and living room. All rooms are spacious, fresh, full of natural light and family functional. Recent upgrades include new shingles, new paint and a new hot water tank. The septic field system is bell and siphon and in great condition. Water is provided by a community water plant, supplying unlimited water which is treated and maintained for top quality water to all residents. The walk out basement is all windows across the family/great room (with wet Bar), the basement pad is roughed in for infloor heating, also enjoy a natural gas fireplace and another bedroom and bathroom. This property is one of a kind and wont last long!