



GRASSROOTS
REALTY GROUP

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525066 RR 53
Rural Vermilion River, County of, Alberta

MLS # A2150374



\$524,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,379 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	5.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Gentle Sloping, Greenbelt, Landscaped, Lawn,		

Heating:	Boiler, Combination, High Efficiency, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	33-52-5-W4
Exterior:	Composite Siding, Concrete	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	N/A		

Prime-Time Acreage Alert! One owner home, situated on 5 acres, roughly 20 minutes NE of Vermilion, AB. The parcel supplies a mature shelter belt, a sprawling 1982 renovated bungalow (over 2700 SQ FT of living space), a 42' x 28' heated shop, a brand new 30' x 28' heated-garage, and best of all, no neighbors! The parcel also provides a large garden area, multiple sheds, and a gorgeous firepit set-up. Updates include; All composite decking, Kitchen & Bathroom(s) renovation, ALL New appliances, Main floor laundry, brand new windows, Hardie-board-composite siding (top of the line), as well as Central AC. The well was re-drilled in the late 90's (plastic casing) while the septic tank was replaced in the previous 5 years. Other bells & whistles; NTI - high efficiency boiler which provides forced air heat throughout the home (2-zone heating), as well as a Ultraviolet addition to the heating system which makes the home hypoallergenic. The home is soon to be vacant and ready for its 2nd ever owner. Serene Alberta countryside awaits.