



**GRASSROOTS**  
REALTY GROUP

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**NE-24-51-01-W4**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2157017**



**\$698,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,605 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	9.39 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	24-51-1-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Acreage
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Custom-Built Executive Bungalow on 9.4 Acres of Scenic Beauty in Lloyd School Division. Nestled on 9.4 acres of picturesque land, this custom-built executive bungalow offers unparalleled luxury and serenity with a walkout basement. Enjoy the best of both worlds with breathtaking south and west sun exposure, perfect for capturing stunning sunset views every evening. Step inside to discover vaulted ceilings that create an airy and expansive feel. The open-concept living area is perfect for entertaining, with beautiful hardwood flooring adding a touch of elegance throughout the home. The kitchen is a chef's delight, featuring sleek quartz countertops and modern appliances. Prepare meals with ease and enjoy the seamless flow into the dining and living areas. This home boasts four generously sized bedrooms, providing ample space for family and guests. The fully finished walkout basement offers additional living space, perfect for a family room, home gym, or entertainment area. The possibilities are endless! A second kitchen in the basement is ideal for summer gatherings or catering to guests, canning or making wine! There is a moveable island for added convenience. Embrace outdoor living with the waterfall and a charming gazebo and a fire pit area, perfect for cozy evenings under the stars. There's also a designated spot for a hot tub, allowing you to relax and unwind in style. Enjoy year-round comfort in the sunroom/ dining area which could be converted to another bedroom, a perfect spot for morning coffee or an afternoon retreat. This executive bungalow is a rare find, offering luxurious living in a serene, natural setting. Don't miss the opportunity to make this stunning property your forever home. Elevate your lifestyle with this custom-built executive bungalow – a perfect blend of luxury, comfort, and natural beauty.

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