



GRASSROOTS
REALTY GROUP

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484046 RR 20
Rural Vermilion River, County of, Alberta

MLS # A2177220



\$1,399,950

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,815 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | 220 Volt Wiring, Driveway, Garage Door Opener, Heated Garage, Insulated, F | | |
| Lot Size: | 5.00 Acres | | |
| Lot Feat: | Dog Run Fenced In, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn | | |

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|--------------------|--|-------------------|--------------|
| Heating: | In Floor, Forced Air, Hot Water, Natural Gas | Water: | Well |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Septic Field |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | 25-48-2-W4 |
| Exterior: | Wood Frame | Zoning: | CR |
| Foundation: | ICF Block | Utilities: | - |
| Features: | Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

PUBLIC OPEN HOUSE MAY 4 -1:00-3:00. Welcome to your own private paradise on this stunning 5 acre acreage retreat! Ideal for those seeking a peaceful escape from the hustle and bustle of city life, yet just a short 12 minutes from the city on paved roads and offering over 3,600 square feet of living space. Walking up to this gorgeous home, you'll be greeted by a 3 sided wrap around composite deck , harty board siding and stone accents. Once inside you'll immediately notice the two way gas fireplace, heated foyer floors and a convenient powder room and laundry room with storage and sink just off the entrance. The gourmet kitchen is a show stopper with a massive island with prep sink, big walk-in pantry, soft close cabinet doors, side by side industrial size Electrolux fridge and freezer, 6 burner gas stove with dual spice racks, double convection ovens and under cabinet lighting. The family room is stunning with engineered hardwood flooring and massive windows overlooking the landscaped yard. Double doors leads you into the primary retreat with a garden door leading to the deck, large walk-in closet and a show-stopping ensuite with lots of natural light, heated floor, double sinks, jacuzzi tub and large walk-in shower with rainfall shower and body jets. The walk-out basement features 9 foot ceilings, wired for surround sound, 4 large bedrooms, additional laundry hook-ups, a 5 piece bathroom with double sinks and lots of storage and a cozy family room with wood fireplace. This home also features central air conditioning, wired for hot tub, ICF foundation, 2 bbq gas lines, new shingles and water heater in 2020 and new water softener in 2024. Step outside to discover the expansive 5 acres with lots of fruit trees, large fire pit and seating area, 2 sheds, fully treed perimeter with above ground watering lines, 5 acre underground dog fence and large gravel parking

suitable for semis and oilfield trucks. Additionally this property offers a 3,600 square foot shop with 3 16x14 overhead doors and 18 foot ceilings. The heated side is 24x46 and comes with work benches and multiple 220 plugs for welder or air compressors. The unheated side is 46x54 and is perfect for motor home parking or keeping the toys out of the elements. Embrace the serenity and endless possibilities this acreage has to offer!