



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**SE 5-52-2-W4 24006 TWP RD 520**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2178154**



**\$399,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home		
<b>Size:</b>	1,792 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	18.77 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Front Yard, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	5-52-2-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AGR
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** watering bowl, 2 sheds,

**\*Private 18.77 Acre Acreage Retreat!\*** For sale: Stunning 18.77 acre acreage featuring a spacious 1792 sq ft mobile home, perfect for those seeking tranquility and space. **\*Features:\*** - 1792 sq ft mobile home with 4 bedrooms and 2 bathrooms - Detached heated garage for year-round convenience - Fenced for livestock, ideal for horse enthusiasts or hobby farmers - Private setting with abundant wildlife and scenic views - Ample space for gardening, outdoor activities, or relaxation **\*Perfect for:\*** - Families seeking room to grow - Nature lovers and outdoor enthusiasts - Horse owners or livestock enthusiasts - Those seeking a peaceful retreat from city life **\*Property Details:\*** - 18.77 acres of land - Mobile home: 1792 sq ft, 4 bedrooms, 2 bathrooms - Detached heated garage - Fencing for livestock - Private well and septic If you're looking for a serene and spacious country retreat, contact us today to schedule a viewing. Don't miss out on this incredible opportunity to own your private acreage paradise! Directions 24006 TWP RD 520