



**GRASSROOTS**  
REALTY GROUP

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

**#17 Silver Willow Estates**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2178909**



**\$369,900**

<b>Division:</b>	Silver Willow Estates (NW)		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Gravel Driveway		
<b>Lot Size:</b>	3.77 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Brush, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	County/res
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vaulted Ceiling(s)		

**Inclusions:** none

**\*BUNGALOW ON 3.77 ACRES WITH WALK-OUT BASEMENT!\*** **\*Nature's Paradise Awaits!\*** Experience the ultimate in rural tranquility and breathtaking views in this 4-bedroom, 3-bathroom bungalow, nestled on 3.77 acres - 4 spacious bedrooms, perfect for family or guests - 3 bathrooms for added convenience - Expansive double garage for vehicle enthusiasts - Walk-out basement with endless possibilities (in-law suite, home theater, or hobby space) - Breathtaking views - Serene 3.77-acre setting - Abundant natural light and stunning sunsets **\*Walk-Out Basement Highlights:\*** - Perfect for home office, gym, or hobby space - Endless possibilities for customization **\*Perfect for:\*** - Families seeking space and tranquility - Nature enthusiasts and outdoor lovers - Those seeking a peaceful retreat from city life **\*Don't miss this incredible opportunity! Contact us today to schedule a viewing!\***