



GRASSROOTS
REALTY GROUP

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13045 HWY 16E & King Street
Rural Vermilion River, County of, Alberta

MLS # A2179738



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,363 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	3.08 Acres		
Lot Feat:	Few Trees, Gentle Sloping, Lawn, Rectangular Lot		

Heating:	In Floor Roughed-In, Floor Furnace, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	33-49-1-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Phone
Features:	See Remarks		

Inclusions: sheds

3.08 Acres with a park like setting. 1363 Sq./ft bungalow with 4 bedrooms and 2 bathrooms. This home features a large living room, bedroom, bathroom on the main entry level. The upper raised level includes a kitchen, dining area, 3 large bedrooms and a full bathroom. Dining room access to the tiered deck in the rear. You'll also find a front deck off the primary bedroom. The basement is unfinished with a laundry area and utility area. There are 2-50 Gal. Hot water tanks replaced in 2021, Shingles replaced in 2020. In floor heat "ready" lines. The attached Double garage features a separate interior workshop. The exterior features a single detached garage and numerous sheds for storage. Only 1 mile West of Lloydminster. Zoned M (Medium Industrial) current primary use as Residential. Lots of potential if you're looking for space to add a shop or outbuildings.