



GRASSROOTS
REALTY GROUP

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

523020 Range Road 70
Rural Vermilion River, County of, Alberta

MLS # A2188397



\$560,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,647 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Parking Pad		
Lot Size:	38.96 Acres		
Lot Feat:	Front Yard, Garden, Pasture, Private, Seasonal Water, Secluded		

Heating:	Fireplace(s), Forced Air, Propane	Water:	Private, Well
Floors:	Laminate, Linoleum	Sewer:	Holding Tank, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	24-52-7-W4
Exterior:	Vinyl Siding	Zoning:	CR-A
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Negotiable

This stunning secluded property offers 39 acres of land and a charming 1,647 sq ft two-storey home built in 2013. Upon entering, you're welcomed by a spacious foyer that leads into the living room, featuring large windows and 17 ft ceilings on either side of the wood burning fireplace. The kitchen is fully equipped with all appliances, including a new induction oven, a walk-in pantry and a main-floor laundry room for added convenience. Upstairs, you'll find the primary bedroom with a walk-in closet and a luxurious 5-piece ensuite that boasts a jetted tub and tranquil views. There's a second bedroom on this level along with a linen closet. The unfinished ICF basement has a bedroom, storage room and a 3-piece bathroom with options of adding your ideal touches, like an extra bedroom or office. The property has central air conditioning, an HRV (heat recovery ventilator) system that circulates fresh air throughout the home, reverse osmosis water filtration at the kitchen tap and a propane tank providing reliable year-round heating with only one refill needed annually. Utility bills are minimal, limited to power and internet if desired. Step outside and enjoy the piece and quiet of acreage life. Simply set up for livestock with corrals and shelter in place. There is a heated 32' x 30' shop featuring recent R36 roof insulation, an attached office currently used as a tool room, 220-volt outlets and a 14' x 14' powered door, next to the shop is a 40' x 46' cold storage building with sliding doors. Conveniently, the school bus picks up and drops off right in the yard - a perfect feature for families! If you've been thinking about country life, this is the perfect opportunity to make it yours!