



GRASSROOTS
REALTY GROUP

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51016A Twp Rd 490
Vermilion, Alberta

MLS # A2191278



\$1,635,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,838 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	159.97 Acres		
Lot Feat:	-		

Heating:	Boiler, Combination, Coal, Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Near Town:	Vermilion
Basement:	Finished, Full	LLD:	2-49-5-W4
Exterior:	Concrete, Manufactured Floor Joist, Mixed, Wood Frame	Zoning:	Agricultural
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Natural Woodwork, Pantry, See Remarks		

Major Use: Barley, Beef, Bison, Canola, Equestrian, Fruits & Vegetables, Goat, Grain, Hay, Hobby Farm, Mixed, Pasture, Poultry, Sheep, Wheat

Extremely well-developed Home Quarter. Why build, it's already done & waiting for you! Stunning Modern 2009 Home (4 bdrms/5 baths) and walkout Basement leading to new Pool. High end appliances, Quality Finishings, and 3 Ensuites. Home Entertainment Room. -Beautiful covered full length front east side deck & decorative dormers. -Excellent west facing deck off Dining area & Master bedroom with incredible view. -Well designed & Heated 2009 Shop with 3 Overhead Doors and large enclosed mezzanine. -Tremendous full set of Utilities with extensive auxillary coal heating system, PLUS Reverse Osmosis and ultraviolet Water treatment systems. Full Qtr of Land (159.97ac) with 80 acres of cropland #3 Soil, plus fenced pasture. -2 Yards with additional livestock corrals, heated waterer, extra single garage & Large Barn. -Main Yard is extremely well landscaped with open graveled driveway & parking areas to easily move larger equipment & trucks. -Annual Surface Lease Revenues. -Skeet Shooting & other recreational opportunities. Make this your Forever Home Quarter; Act now, avoid having any regrets!!! Take a Virtual Home Tour, click on this link:) https://youriguide.com/51016a_township_rd_490_vermilion_ab/