



**510045 RR32**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2194489**



**\$539,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,389 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Gravel Driveway, Heated Garage		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Garden, Irregular Lot, Lawn, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	ACR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Vac. Power Nozzle, Natural Gas BBQ Hookup

Take a look at this beautiful acreage nestled in peace and privacy. Enjoy your 5 acres of land completely enclosed in a perimeter of mature trees and manicured yard. This is the perfect country home, a 1390 square foot house, attached double garage, and full shop are sure to check all the boxes. A 1993 bungalow that has been so well maintained and cared for. A one owner property is a rare find, the original owners put extra care and attention into the custom layout. There are 4 bedrooms and 3 full baths, a large bonus room can easily be made into a 5th bedroom. All the triple pane windows provide tons of daylight, a large kitchen and dining room are the heart of the house. A south facing and large front living room is the perfect place to relax and enjoy. The entire house has seen constant upgrades including Brand NEW shingles (2024), all new plumbing (2024), high efficiency furnace (2021), complete bathroom remodel (2023), light fixtures (2022), and many new appliances. The basement provides 2 bedrooms, bonus room, full bathroom and a great family room. An oversized attached heated garage (23x26 with radiant heat) has room for all your storage plus you can fit the large trucks into it. On top of that there is a 30x40 shop for every hobby, toy, project, vehicle or anything else you desire to have shop space for. This property is a rare find located minutes from the great small town of Kitscoty. There is true country views and a peace and quiet to be found here. One of kind, and a forever home.