



GRASSROOTS
REALTY GROUP

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513004 RGE RD 42
Rural Vermilion River, County of, Alberta

MLS # A2195528



\$539,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,716 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Triple Garage Detached		
Lot Size:	13.57 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Landscaped, Lawn, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	22-51-4-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ACR
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Jetted Tub, See Remarks, Vinyl Windows		

Inclusions: N/A

Situated 30 minutes northwest of Lloydminster, this charming 1,716 sqft one-and-a-half-story home offers serene living on 13.5 private acres of land nestled in a stunning green belt. The main floor boasts a spacious living room complete with a wood-burning fireplace, a well-appointed kitchen with white oak cabinetry, generous dining room, and the convenience of main floor laundry. The second level is dedicated to the primary bedroom, featuring a walk-in closet and 4-piece bath with a jetted tub, providing a private retreat. The lower level includes three additional bedrooms, a large family room, and a full bath, offering ample space for family and guests. The property also features an oversized 3-car garage measuring 40' x 26', perfect for vehicles and storage. With water supplied by a well with water softener, Septic is taken care of by surface disposal and a holding tank. Additionally, the original 1920s Eaton's home remains on the property, in great condition and offering endless potential as a secondary residence or guest house, you are only limited by your imagination. Impeccably maintained and providing ultimate privacy with no nearby neighbors, this property is a perfect retreat for those seeking tranquility and space. Busing is to the kitscoty school division.