



**GRASSROOTS**  
REALTY GROUP

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**493084 Range Road 25**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2197917**



**\$659,777**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Gravel Driveway, Off Street, Quad or More Detached		
<b>Lot Size:</b>	5.66 Acres		
<b>Lot Feat:</b>	Brush, Irregular Lot, Lawn, Private, Treed		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	20-49-2-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, See Remarks, Storage		

<b>Inclusions:</b>	N/A
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"Tranquil Haven Just Minutes from Lloydminster! Nestled in the serene County of Vermilion River, this 5.66-acre property offers a private oasis for those seeking peace and quiet. The solid 1346 sq.ft bungalow, boasting 4 bedrooms and 3 bathrooms, exudes warmth and comfort throughout. Step into the inviting sunroom that bathes in natural light, offering a perfect spot to unwind or entertain. Outside, discover an expansive yard enveloped by mature trees—a beautifully manicured landscape providing both privacy and charm. A spacious deck beckons you to soak up the peaceful surroundings while enjoying the convenience of your own hot tub area—an ideal retreat after a long day. For those who love to tinker or create, a large shop/mancave workshop stands ready for projects big and small, with additional storage available in the shed. Ample parking ensures space for guests or multiple vehicles without compromising the tranquillity of this idyllic setting. This property truly embodies country living at its finest—secluded yet accessible, offering a rare blend of nature's beauty and modern comforts." Don't miss out on exploring every detail through our immersive 3D virtual tour experience.