



**GRASSROOTS**  
REALTY GROUP

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**SE-28-49-02-W4**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2200545**



**\$634,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,319 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.54 Acres		
<b>Lot Feat:</b>	Few Trees, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	28-49-2-W4
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	Acreage
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** N/A

Welcome to your own slice of country paradise! This stunning acreage spans over 5 acres, offering the perfect blend of space, privacy, and convenience. With over 2,300 square feet of living space, this home is designed for comfort and functionality, featuring multiple living areas, spacious bedrooms, and a well-appointed kitchen ready for gatherings. The primary suite provides a private retreat, while the fully finished basement offers even more versatility. Outside, the possibilities are endless! A massive 30x60 detached shop is perfect for hobbyists, mechanics, or extra storage. Whether you're looking for a peaceful rural escape or a property with room to grow, this acreage has it all. Don't miss the chance to make this dream home yours—schedule a viewing today!