



GRASSROOTS
REALTY GROUP

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91 Marlene Crescent
Rural Vermilion River, County of, Alberta

MLS # A2201500



\$449,900

Division:	Silver Willow Estates (NW)		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,185 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel		
Lot Size:	2.99 Acres		
Lot Feat:	Back Yard, Corner Lot, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Gard		

Heating:	Forced Air, Natural Gas	Water:	Cistern, Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Rural Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Bathroom Rough-in, Laminate Counters, No Smoking Home, Pantry, See Remarks, Storage		

Inclusions: n/a

Need a shop for all those extras, cars, boats, quads etc???? Look no further as this stunning acreage in Silver Willow estates shines in so many ways, offering privacy, a beautifully landscaped and cared for yard (2.99 acres) with mature shade trees, fruit trees, a vegetable garden, beautiful lawn, a scenic pond area, 12x12 storage shed, plus the bonus of the heated, finished 30x30 shop with two overhead doors. If you hurry, you can be the new owner of your own dream acreage with the almost 1200 sq. ft. bungalow which has always been well cared for, has 3 bedrooms on the main floor, 2 bathrooms, a very large kitchen and dining area, corner pantry, ample cabinetry, south facing window in dining area to enjoy the picturesque views of your back yard. There's even room to add an island if you wish. You can expect to see many birds, squirrels and deer. All of the appliances stay with this home and are in excellent working condition. The double attached garage is heated for your comfort. The basement is finished with a large bedroom with a walk-in closet, a large family/games room including a corner gas fireplace, lots of storage, laundry, and a rough in for bathroom. Recent updates include shingles in 2019, water heater in 2022, dishwasher, washer & dryer are 2 yrs old, new air conditioner, septic tank 7 years old, new septic pump, two main floor toilets are 2 years old. Make your move to quiet country living now before it's too late. Seller is happy to provide a quick possession.