

# \$499,900 - Ne-35-52-01w4, Rural Vermilion River, County of

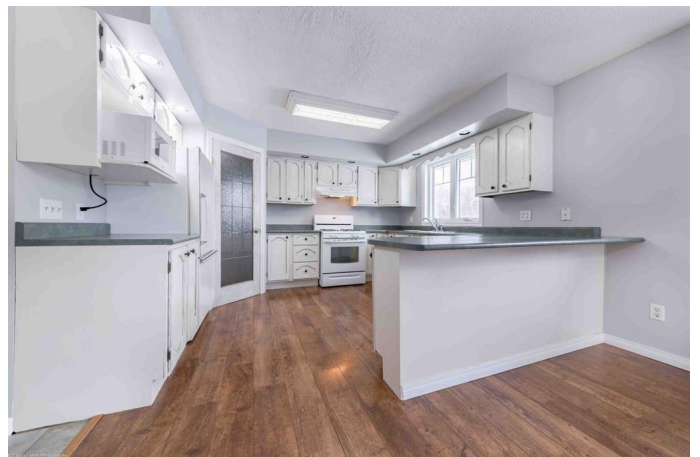
MLS® #A2182624

**\$499,900**

5 Bedroom, 3.00 Bathroom, 1,403 sqft  
Residential on 8.08 Acres

NONE, Rural Vermilion River, County of, Alberta

This beautifully treed 8-acre Alberta side acreage features a well-kept 5-bedroom, 3-bathroom bungalow style home, a double attached 20 ft wide x 34 ft long garage, a 16 ft X 26 ft heated workshop (2020) and a 20 ft X 12 ft (2010) cold storage building. The main floor of the home hosts the kitchen, dining, living room, a 4-pc bathroom, 3 bedrooms and a 3-pc bathroom with laundry conveniently close to the garage entry. Downstairs is fully finished with a spacious family room complete with wet bar, 2 large bedrooms, another 4-pc bathroom plus a huge storage/utility room. Outside there is large covered deck, a fenced off garden area and a 2-acre invisible dog fence (new owner would need to buy the collars). So many expensive updates have been done at this property! A new garage door was installed in 2012. The eaves troughing was replaced in 2013. The water softener & iron remover system was new in 2013. A new concrete garage floor was installed in 2015. The garage heater was also new in 2015. The shingles on both the house and garage were done in 2017. The furnace was replaced and a new pressure tank was installed in 2017. In 2018, the exterior of the home was painted and new windows were put in. In 2020, a new dishwasher was installed and in 2024 the hot water heater was replaced. The property is serviced with a land



line phone, natural gas, power, a bored well (2017), and a septic tank with pump out. This desirable acreage is located only 20 minutes North West of Lloydminster! Call to view!

Built in 1981

### Essential Information

MLS® #	A2182624
Price	\$499,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,403
Acres	8.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	Ne-35-52-01w4
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 4G0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Vinyl Windows, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Garage Control(s), Gas Range, Microwave, Range Hood

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 5th, 2024
Days on Market	95
Zoning	Res

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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