

# \$250,000 - 21009, Rural Vermilion River, County of

MLS® #A2203257

## \$250,000

2 Bedroom, 1.00 Bathroom, 1,008 sqft

Residential on 7.36 Acres

NONE, Rural Vermilion River, County of, Alberta

Welcome to this peaceful Alberta acreage, just 20 minutes south of Lloydminster. Spanning over 7.36 acres, this property offers stunning panoramic views of the valley, with endless skies and natural beauty in every direction. The lack of nearby neighbors allows you to fully enjoy the peace and tranquility, making it a true nature lover's dream. Whether you're watching the sunrise over the rolling landscape or stargazing at night, the scenery here is simply breathtaking.

The home is a mobile with several updates, including updates to the kitchen, real wood floors, vinyl plank flooring, and new wall-mounted AC units for both the mobile and the addition. For heating, the home has a natural gas forced air furnace, as well as a cozy wood-burning stove, perfect for those crisp Alberta evenings.

The property also features a large double garage/shop (33x24) with a sturdy metal roof and an open-faced storage building for your small equipment. It consists of two adjoining parcels—one is 4.25 acres with the home and shop, and the second is 3.11 acres.

Surrounded by nature and offering complete privacy, this acreage provides the perfect spot to enjoy the outdoors, soak in the peaceful atmosphere, and make it your own retreat.

Built in 1970



## Essential Information

MLS® #	A2203257
Price	\$250,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,008
Acres	7.36
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

## Community Information

Address	21009
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2Y0

## Amenities

Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
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Lot Description	Front Yard, Lawn, Many Trees, Private, Sloped Down, Rolling Slope
Roof	Metal
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	27
Zoning	Res

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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