

\$539,900 - 513004 Rge Rd 42, Rural Vermilion River, County of

MLS® #A2195528

\$539,900

4 Bedroom, 3.00 Bathroom, 1,716 sqft
Residential on 13.57 Acres

NONE, Rural Vermilion River, County of, Alberta

Situated 30 minutes northwest of Lloydminster, this charming 1,716 sqft one-and-a-half-story home offers serene living on 13.5 private acres of land nestled in a stunning green belt. The main floor boasts a spacious living room complete with a wood-burning fireplace, a well-appointed kitchen with white oak cabinetry, generous dining room, and the convenience of main floor laundry. The second level is dedicated to the primary bedroom, featuring a walk-in closet and 4-piece bath with a jetted tub, providing a private retreat. The lower level includes three additional bedrooms, a large family room, and a full bath, offering ample space for family and guests. The property also features an oversized 3-car garage measuring 40' x 26', perfect for vehicles and storage. With water supplied by a well with water softener, Septic is taken care of by surface disposal and a holding tank. Additionally, the original 1920s Eaton's home remains on the property, in great condition and offering endless potential as a secondary residence or guest house, you are only limited by your imagination. Impeccably maintained and providing ultimate privacy with no nearby neighbors, this property is a perfect retreat for those seeking tranquility and space. Busing is to the kitscoty school division.

Built in 1995



Essential Information

MLS® #	A2195528
Price	\$539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,716
Acres	13.57
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	513004 Rge Rd 42
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2J0

Amenities

Parking Spaces	6
Parking	Driveway, Additional Parking, Triple Garage Detached
# of Garages	3

Interior

Interior Features	See Remarks, Vinyl Windows, Central Vacuum, Jetted Tub
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Level, Treed, Farm, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 18th, 2025
Days on Market	78
Zoning	ACR

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.