

# \$429,900 - 501044 Rr23, Rural Vermilion River, County of

MLS® #A2216044

**\$429,900**

4 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 2.89 Acres

NONE, Rural Vermilion River, County of, Alberta

Here is an Alberta acreage 10 mins from Lloydminster paved all the way. This home features 4 bedrooms and 3 bathrooms this bright home has lots of natural light newer windows, and plenty storage, the beautiful oak kitchen has plenty of counter space, and all the appliances stay, the cozy living room features a wood burning stove, this home also has main floor laundry with a 2 piece bathroom. The basement has 2 bedrooms and a 3 piece bathroom which is roughed in. Outside is a large wrap around deck, with mature trees, garden, a pasture and a 32x48 detached garage with a 14 ft overhead door, 16 ft ceilings heated and concrete floor it is a great addition to the property, a couple semis would fit or just a great space to work in. Call for a viewing today

Built in 1974

## Essential Information

MLS® #	A2216044
Price	\$429,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,120



Acres	2.89
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	501044 Rr23
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B0L0

### **Amenities**

Parking	Quad or More Detached
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### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Garden
Lot Description	Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Rectangular Lot, Brush, Pasture
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Wood

### **Additional Information**

Date Listed	April 29th, 2025
Days on Market	6
Zoning	Country Residential sing

### **Listing Details**

Listing Office	eXp Realty (Lloyd)
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