

# \$549,900 - 524050 Range Rd 22, Rural Vermilion River, County of

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MLS® #A2227303

**\$549,900**

3 Bedroom, 2.00 Bathroom, 2,075 sqft  
Residential on 24.98 Acres

NONE, Rural Vermilion River, County of, Alberta

Not Your Average Mobile. Not Even Close.

This isn't a mobile with updates—it's a full-blown reinvention. With over 2,000 sq ft of space, this home sits on nearly 25 acres just 10 km from Marwayne and offers a layout, look, and lifestyle that feels anything but manufactured.

Step into the oversized entry—yes, oversized. This space is more than just a pass-through; it sets the tone. Two full closets on one wall, an updated half bath tucked on another, and room to comfortably greet a crew or host a bench, coat rack, gallery wall—you name it. From here, a beautifully staged hallway (they've nailed the lighting and decor!) guides you into the heart of the home.

Inside, you'll find 3 bedrooms—one currently set up as a home office. Newer laminate runs throughout most of the home. The kitchen features a wood stove that adds both character and another source of practical heat.

The 5-piece main bath is a standout: custom tile shower, soaker tub and a layout that feels more spa than standard. Built-in shelving with adjustable lighting adds both flair and function, while the laundry room is a thoughtful



surpriseâ€”featuring a live-edge wood counter over the washer/dryer and a tiled dog-wash station with a deep sink.

Thereâ€™s a sweet little nook off the dining area that catches the natural light just right, perfect for morning coffee or an evening wind-down. Kitchen, dining and living areas are semi-open, with a half wall for visual flow and just enough separation.

Updates? Yes:

hot water on demand,  
new shingles (2023),  
fresh stain on the deck,  
fresh paint on the shed,  
updated lighting throughout.

Outside:

30 x 32 metal shop (uninsulated),  
dugout with new windmill water system,  
older single garage (dry, decentâ€”great storage!),  
fenced on 3 sides,  
small corral (horses welcome),  
almost 400 trees planted,  
yard is immaculate and it shows.

Thereâ€™s a generous utility/storage room for all the extras, and plenty of room for more. Whether you want space for animals, toys, gardens or just room to breatheâ€”itâ€™s here.

The sellers have poured time and care into every inch of this place. If youâ€™re looking for rural living thatâ€™s comfortable, creative, and move-in readyâ€”this oneâ€™s worth the drive.

Built in 1976

## Essential Information

MLS® #	A2227303
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,075
Acres	24.98
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	524050 Range Rd 22
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

### **Amenities**

Parking	RV Access/Parking
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### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, Open Floorplan, Recessed Lighting, Tankless Hot Water, Vinyl Windows
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Few Trees, Corners Marked

Roof	Asphalt Shingle
Construction	Mixed
Foundation	None

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	19
Zoning	Country Residential

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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