

# \$972,000 - 535010 53 Range, Rural Vermilion River, County of

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MLS® #A2238319

**\$972,000**

4 Bedroom, 3.00 Bathroom, 1,571 sqft  
Residential on 156.54 Acres

NONE, Rural Vermilion River, County of, Alberta

Set against the peaceful backdrop just east of Clandonald, Alberta, this full quarter section is a rancher's dream and a rare opportunity to carry forward a deeply loved homestead. With 157 acres of well-balanced hay land, grazing pasture, and natural water sources, the land itself tells a story of thoughtful stewardship and rural pride. At its heart lies a mature, beautifully updated yardsite where the comfort of modern upgrades blends seamlessly with the authenticity of its roots. The renovated ranch-style home is a warm, welcoming space designed for real life—beginning with an impressive covered deck that invites gathering, cooking, and connection, no matter the season. It links the garage to the home, ensuring comfort and protection in all Alberta weather. Step inside to a spacious entryway that immediately conveys ease and hospitality, leading to a large laundry and mudroom—ideal for boots, jackets, and a pause after a day's work. A convenient two-piece bath is perfectly placed before you're drawn into the heart of the home: a stunning open kitchen and dining space with endless counters, updated finishes, and views that stretch across the yard from the pool house to the barn. On the main floor you'll also find a cozy living room, three bedrooms, and a full bathroom. Downstairs offers a newly carpeted living area and the fourth bedroom.



There's a versatile den or games room, fresh bathroom and ample storage as well on the lower level. But the house is just the beginning. Outside, a multipurpose solarium with power and water awaits your vision—currently a pool house, but easily imagined as a lush greenhouse or tranquil studio. Two older but incredibly functional shops offer room for storage or projects, and the centerpiece barn, built with rare double sheathing, stands proud and true—its integrity a testament to craftsmanship meant to last generations. Restored on the exterior and offering a bright, open loft space, it's ready for livestock, equipment, or creative reimagining. The surrounding corrals lead south to more outbuildings including a chicken coop and a small heated shed—perfect for springtime calving starts. Accessed via hardtop roads and set in a community rich with rural values, this property is more than a working quarter—it's a place that's been lived in, loved, and prepared for its next chapter. If you've been waiting for a homestead that offers both legacy and lifestyle, this is the one to come home to.

Built in 1975

**Essential Information**

MLS® #	A2238319
Price	\$972,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,571
Acres	156.54
Year Built	1975
Type	Residential
Sub-Type	Detached

Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	535010 53 Range
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 0X0

### Amenities

Parking	Double Garage Attached
# of Garages	10

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Few Trees, Front Yard, Garden, No Neighbours Behind, Private, Brush, Creek/River/Stream/Pond, Farm, Native Plants, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 9th, 2025
Days on Market	1
Zoning	Agricultural (A)

### Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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