

# **\$695,000 - 10077 Twp Rd 520, Rural Vermilion River, County of**

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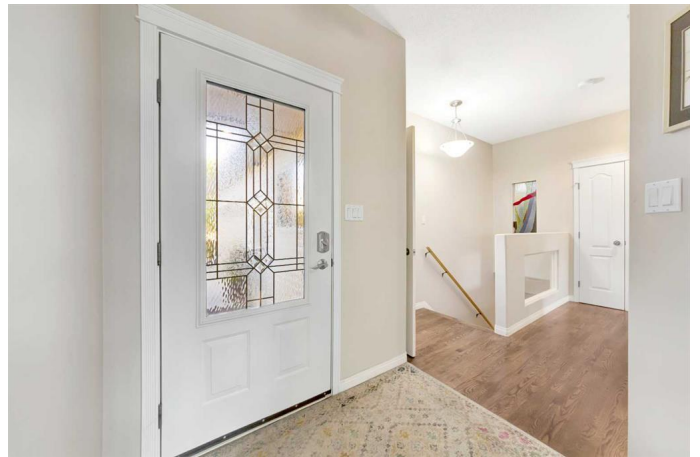
MLS® #A2260234

**\$695,000**

4 Bedroom, 3.00 Bathroom, 1,439 sqft  
Residential on 4.81 Acres

NONE, Rural Vermilion River, County of, Alberta

Nestled amongst mature trees, this beautiful 2004 bungalow sits on a total of 4.8 acres just 3 minutes from Sandy Beach and only 20 minutes from the City of Lloydminster. The home's welcoming entrance leads you into the open floor plan. Attractive and recently refinished hardwood floors feature throughout the main floor living area. The large South facing windows bring natural light into the space and highlight the stunning views of the outdoors. Family and guests can sit at the eat-up kitchen peninsula, gaze out at the gorgeous green space from the dining room or, they can put their feet up in the living room in front of the wood fireplace that is accented by beautiful stone work. The primary bedroom is a comfortable retreat with a large 3-pc ensuite bathroom and walk-in closet. The main floor also has a second bedroom, which is currently set up as an office with a murphy bed. There is a conveniently located 4-piece bathroom and a laundry room with garage access also on the main level. The basement is fully finished. It boasts a fantastic family room with a wood stove, 2 more generous bedrooms, a second kitchen with eating area, a 4-piece bathroom, storage areas and a cold storage room. The outdoor space is spectacular with two-tiered back deck, raised garden beds, fire pit area, lawn space, hedges and trees. You will appreciate taking nature



walks on your own property. There is a double attached insulated garage with concrete parking pad and a double detached garage with attached workshop (wood heat). Plus, there are several sheds (with power) on the property for your garden tractors, quads, firewood and tools. There is a cleared area well away from the house that has plenty of room for RVs, trailers, boats and small equipment. Other features of this property include: central vacuum, gutter guards with transferable warranty, two natural gas hook ups on the deck for the bbq, security camera, Starlink and Shaw dish. Water is from a well. Septic is a tank and field. Gutters are set up to drain in barrels. There is a small dugout on the property with plumbing to water trees from the dugout. Call to view this outstanding acreage!

Built in 2004

### **Essential Information**

MLS® #	A2260234
Price	\$695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,439
Acres	4.81
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	10077 Twp Rd 520
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of

Province	Alberta
Postal Code	T9V 2Z9

### Amenities

Parking	Double Garage Attached, Double Garage Detached
# of Garages	4

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Open Floorplan, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	September 26th, 2025
Days on Market	2
Zoning	RES

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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