



NE 22 50 01 W4
Rural Vermilion River, County of, Alberta

MLS # A2281055



\$649,900

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|------------------|------------------------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 2,380 sq.ft. | Age: | 1973 (53 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, Single Garage Detached | | |
| Lot Size: | 2.77 Acres | | |
| Lot Feat: | Lawn, Many Trees, See Remarks | | |

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|--------------------|-------------------------|-------------------|-------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Hardwood, Tile | Sewer: | Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 22-50-1-W4 |
| Exterior: | Log | Zoning: | ACR |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: NA

Country living with city perks has never looked this good. Just minutes beyond Lloydminster’s city limits, this exceptional 2.77-acre property delivers space, style, and versatility in a way few homes can. Surrounded by mature landscaping and peaceful prairie views, the beautifully updated log home offers a rare balance of rustic charm and modern comfort — all while staying close enough to enjoy city conveniences. Inside, the heart of the home is a bold, custom-designed kitchen that’s equal parts functional and unforgettable. High-end finishes, quartz countertops, premium appliances, and eye-catching copper details create a space built for entertaining, gathering, and everyday living. Throughout the home, thoughtful updates — including new windows, electrical improvements, fresh paint, and a water softener — add comfort and confidence for years to come. With generous square footage and flexible design, this home adapts effortlessly to your lifestyle. A former indoor pool area has been transformed into an expansive private retreat, offering endless potential for a primary suite, creative workspace, business setup, or an impressive great room — the choice is yours. Every corner of the home invites imagination and personalization. Step outside and experience the true lifestyle this property offers. A wrap-around deck provides the perfect spot to unwind and take in the views, while multiple detached garages and additional outbuildings offer space for vehicles, storage, hobbies, or toys. Families will appreciate the custom bus shelter and Lloydminster school district access, adding everyday convenience to acreage living. This is more than a home — it’s an opportunity to enjoy privacy, flexibility, and character without sacrificing proximity to the city. Acreage properties with this level of care,

charm, and potential are rarely available. Schedule your private showing and see why this one is truly unforgettable.