



494062 Range Road 62
Rural Vermilion River, County of, Alberta

MLS # A2283534



\$660,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,385 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	9.98 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Many Trees, Private		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	27-49-6-W4
Exterior:	Vinyl Siding	Zoning:	CR-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, No Smoking Home, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: Hot Tub, Zero Turn Lawn Mower, Fire Wood, Garage/Shop Shelving

Fully fenced acreage situated on 9.98 acres just 10 minutes from Vermilion with quick access to Highway 41 or Highway 16. This well-maintained 1979 four-level split offers over 2,600 sq ft of living space plus an attached heated garage. The home features 4 bedrooms, 2.5 bathrooms, a den and a spacious laundry room. Major upgrades are already complete, including a newer furnace, hot water on demand, vinyl windows and doors, upgraded exterior siding with added insulation, a new septic system, majority of plumbing upgraded to PEX and a new well drilled in 2016! The inviting living room is warmed by a wood-burning stove and large windows that flood the space with natural light, offering peaceful country views. Outside, the property is exceptionally well set up with a heated 40' x 40' shop featuring a concrete floor and 220V power, a 14' x 40' lean-to for additional storage, a gravel RV pad beside the garage, a barn with loft, corrals, waterer and cross-fencing, making it ready for livestock. Relax on the deck in the hot tub, surrounded by a mature, treed yard that offers privacy and shelter. A turn-key acreage that truly checks all the boxes and ready for its next owners!