



23056 TWP 491
Rural Vermilion River, County of, Alberta

MLS # A2290343



\$679,777

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,656 sq.ft.	Age:	2008 (18 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	9.96 Acres		
Lot Feat:	Private, Views		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air	Water:	Well
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-49-2-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR-S
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: None

A rare opportunity to own a beautifully maintained acreage offering privacy, space, and a lifestyle that's hard to replicate. Set on rolling land with wide-open views, this property delivers the kind of peace and quiet buyers are searching for — with wildlife, mature trees, and natural surroundings creating a true escape from town. The home offers a functional and comfortable layout, with a size that feels just right — providing space to live and entertain without unnecessary upkeep. Recent updates include a newly completed basement (2025) and a boiler replaced just a few years ago, giving buyers confidence in the care and condition of the property. Step outside and the experience continues. An expansive deck captures the views in every direction, while the land behind the home has been thoughtfully enjoyed — featuring a private toboggan and ski hill, along with walking trails winding through the treed area. Whether you're raising a family, hosting friends, or simply looking for a place to slow down and enjoy your surroundings, this property offers a lifestyle that extends far beyond the home itself. Acreages like this — with this combination of setting, usability, and care — don't come up often. Check out the 3D virtual tour!