



GRASSROOTS
REALTY GROUP

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6-2 Range
Rural Vermilion River, County of, Alberta

MLS # A2293642



\$359,000

Division: NONE

Lot Size: 20.49 Acres

Lot Feat: -

By Town: Wainwright

LLD: -

Zoning: Country Residential-Agric

Water: See Remarks, Well

Sewer: -

Utilities: -

Tucked into 20.49 acres of untouched countryside, this property isn't just land — it's a place where you can finally slow down. A winding river cuts through the heart of the property, creating the kind of peaceful soundtrack you didn't know you were missing. Imagine waking up to the sound of water moving gently past your door, slipping out in the morning with your fishing rod or kayak, and spending the afternoon on your own private sandy shoreline, casting for walleye or just soaking in the stillness. Surrounded by tall trees that offer shade, privacy, and year-round beauty, this land gives you a sense of seclusion without leaving you completely off the grid. The existing deck makes it easy to pull up your camper, plug in, and start enjoying the land right away — no waiting on permits or big infrastructure builds. It's the perfect setup for weekend retreats, creative getaways, or even testing the waters on a more off-grid lifestyle. And when you're ready to take the next step, much of the groundwork has already been done. A well is drilled, power is at the road, and the property is accessible all year thanks to a snow-plowed road — giving you true four-season access without sacrificing the feeling of escape. If staying connected is important, internet is available, making it possible to blend peace and productivity in a way few properties allow. This is the kind of place that naturally draws you in and gets you dreaming bigger. Maybe it's a cabin you've always wanted to build. Maybe it's an outdoor adventure basecamp, a place to host family, or the start of something more — like a private Airbnb or rustic retreat others can experience too. With room to roam, space to hunt, and a landscape that feels like it belongs in a nature reserve, this property gives you the blank canvas you've been waiting for — with just enough done to get you living the lifestyle right now. You don't come across places like this often — where the land works with you, the water brings you peace, and the options ahead feel limitless. Bring your camper, bring your plans, or just bring yourself — and see what this riverfront escape could become.