



**SW-19- 49-01-W4**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2297642**



**\$619,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modified Bi-Level		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	3.40 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cleared, Corner Lot, Few Trees, Gentle Slope		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	19-49-1-W4
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	ACR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows		

**Inclusions:** NA

Just 8 minutes from Lloydminster but it feels like a world away. Welcome to acreage living that gives you the best of both quick access to the city (yes, even Costco runs will be easy) while enjoying the space, privacy, and quiet that only a property like this can offer. Tucked into a peaceful setting with no back neighbours, this home opens up to wide, uninterrupted views including a stunning look at the lake during the summer months. Pulling up, you'll immediately notice the space. There's room for everything here—vehicles, trailers, toys—and the triple attached garage adds both convenience and functionality year-round. Inside, the layout is built for real life. The main living space is bright, open, and welcoming—perfect for hosting or just enjoying a slower pace at home. The kitchen offers plenty of workspace and storage, flowing seamlessly into the dining and living areas so everyone stays connected. With a total of 5 bedrooms and 3 bathrooms, there's room for family, guests, and everything in between. Step outside and this is where the property really shines. The yard is private, well cared for, and designed to be enjoyed—whether that's relaxing on the deck, taking in the lake views, or just appreciating the quiet with no neighbours behind you. If you've been thinking about making the move to an acreage, but don't want to give up the convenience of the city, this is one you'll want to see.