



SE 19-50-1 W4
Rural Vermilion River, County of, Alberta

MLS # A2298966



\$589,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,520 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached, Gravel Driveway, Heated Garage, Insulated		
Lot Size:	0.00 Acre		
Lot Feat:	Irregular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood, Laminate, Linoleum, Vinyl Plank	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	19-50-1-W4
Exterior:	Wood Frame	Zoning:	ACR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this beautiful acreage offering the perfect blend of country living and city convenience. Built in 2000, this well-maintained home features over 1,500 sq. ft. on the main level and is situated on 7.34 acres of usable land just minutes from Lloydminster, located within the Lloydminster School Division with pavement right to your driveway. Step inside through the welcoming front foyer into an impressive family room featuring a cozy fireplace, creating the perfect space for relaxing evenings and making lasting family memories. The spacious main level layout offers plenty of room for both everyday living and entertaining. Outside, this property is well set up for horse enthusiasts or hobby farm living, complete with pasture, corrals, a dugout, and perimeter fencing already in place. The large 26' x 28' garage provides excellent space for vehicles, storage, or workshop use. Enjoy the peace and privacy of acreage living while staying close to city amenities—this is a fantastic opportunity to enjoy the best of both worlds.