



PT-SW-33-48-02-W4
Rural Vermilion River, County of, Alberta

MLS # A2299253



\$329,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,504 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	6.91 Acres		
Lot Feat:	Few Trees, Rolling Slope		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	33-48-2-W4
Exterior:	Vinyl Siding	Zoning:	acr
Foundation:	None	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions: none

Peaceful, easy feeling! Step out onto the deck and enjoy the view! If you have been waiting for an affordable acreage this one is for you! This 6.97 acre acre property is located a short 20 km from Lloydminster, has a double detached garage with space for vehicles and toys, with a partially finished living area at the back. There is a ICF basement below the living area of the garage with walkout access to the back yard. The home itself has an open concept living area, an island with a breakfast bar, ample cabinetry and a corner pantry so there is no shortage of storage. Just off the kitchen you will find a built in office, the laundry area and the Primary bedroom complete with a walk in closet and ensuite with double sinks and a large tub. There is also 2 additional bedrooms and a bathroom on the other end of the mobile. Check out the 3D tour!