



**483064 RR 71**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2300477**



**\$579,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Mobile Home-Double Wide |               |                   |
| <b>Size:</b>     | 1,490 sq.ft.                                    | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached                          |               |                   |
| <b>Lot Size:</b> | 11.96 Acres                                     |               |                   |
| <b>Lot Feat:</b> | Lawn, Many Trees, No Neighbours Behind, Private |               |                   |

|                    |                                     |                   |             |
|--------------------|-------------------------------------|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Natural Gas, Wood Stove | <b>Water:</b>     | Well        |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl             | <b>Sewer:</b>     | Septic Tank |
| <b>Roof:</b>       | Metal                               | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full                                | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Mixed                               | <b>Zoning:</b>    | CR          |
| <b>Foundation:</b> | Other                               | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Storage, Vinyl Windows              |                   |             |

**Inclusions:** N/A

Opportunity Awaits! Major 'Wow' Factor in this Parcel south of Vermilion, AB (11.96 Acres.) Pavement all the way (roughly 17 minutes from Vermilion.) The property includes: a 2,520 SQ FT Shop (heated floors) with a living quarters loft, a 30' x 30' heated garage (2023), a 48' x 28' barn, a kennel (20' x 36'), and a 1,490 SQ FT home with a full basement (5 bedroom / 3 bathrooms.) All roofs on the property have been tinned for longevity as well as a full set of vinyl windows in the house. Other updates within the home include: Central AC, High Efficiency Furnace X 2, as well as a full main-level renovation. The yard site supplies a barnyard area, fully fenced for animals from chickens to ponies - multiple storage sheds, along with a waterer and a large garden area. An absolute chunk of paradise awaiting it's next owner.