



**NW 1-55-02W4 Plan 1225021, Block 1, Lot 1**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2300641**



**\$275,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	8.33 Acres		
<b>Lot Feat:</b>	Brush, Square Shaped Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	1-55-2-W4
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Res
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This 8.33-acre property is located a short drive from Tulliby Lake. The house is set back into the trees making the 5-bed, 2-bath home and yard quite sheltered and private. This property also features 2 sheds and a heated and insulated double detached garage with concrete floor. The property has natural gas, ample power, a drilled well water and a septic system with tank and waste water discharge at this acreage. Call to view!