



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

21009
Rural Vermilion River, County of, Alberta

MLS # A2304589



\$229,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,008 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	7.36 Acres		
Lot Feat:	Front Yard, Lawn, Many Trees, Private, Rolling Slope, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl, Wood	Sewer:	Holding Tank, Pump
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	26-47-2-W4
Exterior:	Vinyl Siding	Zoning:	ACR
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this peaceful Alberta acreage, just 20 minutes south of Lloydminster. Spanning over 7.36 acres, this property offers stunning panoramic views of the valley, with endless skies and natural beauty in every direction. The lack of nearby neighbors allows you to fully enjoy the peace and tranquility, making it a true nature lover's dream. Whether you're watching the sunrise over the rolling landscape or stargazing at night, the scenery here is simply breathtaking. The home is a mobile with several updates, including updates to the kitchen, real wood floors, vinyl plank flooring, and new wall-mounted AC units for both the mobile and the addition. For heating, the home has a natural gas forced air furnace, as well as a cozy wood-burning stove, perfect for those crisp Alberta evenings. The property also features a large double garage/shop (33x24) with a sturdy metal roof and an open-faced storage building for your small equipment. It consists of two adjoining parcels—one is 4.25 acres with the home and shop, and the second is 3.11 acres. Surrounded by nature and offering complete privacy, this acreage provides the perfect spot to enjoy the outdoors, soak in the peaceful atmosphere, and make it your own retreat.