



GRASSROOTS
REALTY GROUP

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5 Villa Vega Acres Lundbreck, Alberta

MLS # A2305324



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,980 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	7.68 Acres		
Lot Feat:	Many Trees, Native Plants		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	GCR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), High Ceilings, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Escape to the peace and privacy of acreage living without sacrificing a single comfort. This stunning 4-bedroom, 2.5-bath property offers the perfect blend of country charm and modern convenience. Fully cross-fenced and ready for horses, this property is a rare find for those dreaming of a hobby farm or rural lifestyle. Complete with an attached garage, a newer detached garage, additional outbuildings for storage, a charming greenhouse, and a fully fenced garden make this a truly turnkey rural retreat — everything you need is already in place. Step inside this Eriksons built home to discover tasteful renovations throughout, including a beautifully updated kitchen and refreshed bathrooms and floors, delivering a fresh, move-in ready experience from day one. The heart of the home is a breathtaking wood-burning fireplace framed by a dramatic floor-to-ceiling stone chimney chase — a true showstopper and natural gathering place for every season. With versatile additional space perfect for hosting family or accommodating guests, this property has room to grow with you. Whether you're unwinding after a long day, tending the garden, or entertaining in style — this is the acreage lifestyle you've been waiting for. Don't miss your opportunity to call this one home.