



**49 Grandview Crescent
Rural Vermilion River, County of, Alberta**

MLS # A2310483



\$529,000

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|------------------|---|---------------|-------------------|
| Division: | Grandview Estate | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,119 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | See Remarks, Single Garage Detached | | |
| Lot Size: | 8.40 Acres | | |
| Lot Feat: | Back Yard, Fruit Trees/Shrub(s), Garden, See Remarks, Treed | | |

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|--------------------|--|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | Other, Private |
| Floors: | Linoleum, Vinyl | Sewer: | Septic Field |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 36-49-7-W4 |
| Exterior: | Mixed | Zoning: | Country Residential-Multi |
| Foundation: | Poured Concrete, Wood | Utilities: | Electricity Connected, Natural Gas Connected, High S |
| Features: | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows | | |

Inclusions: Metal Garden Shed, Wooden Garden Shed, Blue Shed and Garage/Shop on Skids.

Two Acreage Lots, One Home for a Package Price. Here it is... Rare Peaceful Country Home Property located only 7 miles on pavement from Vermilion, AB. Beautiful south view from both upper and lower decks. This house feels spacious because it has 9 ft. ceiling upstairs and in the walkout basement. Residence currently has 3 bedrooms & 2 spacious bathrooms. Space in basement to add a 4th bedroom or perhaps a separate basement living area with "nook corner" already wired and rough-in plumbed to accommodate the development of a natural light Kitchenette or Office. Upper and Lower large decks are setup to have sun or shade at all times for ultimate comfort. Outdoors you can "lose yourself" in this natural park-like oasis with over 22 types of Trees & Shrubs of various species, PLUS another 14+ Fruit Varieties, not counting fresh Asparagus, Garlic, Chives & Rhubarb. Excellent Utilities include: Great Water Well, Trouble free Septic system, Power and Natural Gas. If you love to hike, walk, snowshoe or cross country ski, there are several trails to enjoy on this combined 8.40 Acre well treed Acreage. Your chance to personally encounter small wildlife animals and deer that are often seen on these private trails. Grandview Estates also has an excellent paved circle drive if you like to walk, jog ,or go for pleasant bike rides. Don't delay, now is your time to step forward with this 1 of a kind well developed property. Must be viewed to be fully appreciated, it offers much more than meets the eye! NOTE: Sellers may consider 1st Selling Main Lot #14 with Home. Would this approach meet your Budget?