



**73043 TWN 512A Township
Vermilion, Alberta**

MLS # A2321030



\$1,400,000

Division:	Vermilion		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,266 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	1
Garage:	Triple Garage Detached		
Lot Size:	128.39 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Greenbelt, Landscaped, Lawn, No Neighbours Behind, C		

Heating:	In Floor	Water:	-
Floors:	Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding, Mixed, Vinyl Siding	Zoning:	A
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

Virtually all pavement to this 128 Acre parcel within 10 minutes of Vermilion, AB. Scenically-Situated on the North Half of Indian Lake - Roughly 70 Acres of Hay land, 40 Acres of new breaking land, and 18 Acres within the yard-site: Supplying: an immaculately kept 1,266 SQ FT Home, built in 2020, a 66' x 42' Goodon Shop (2014) with an extra 42' x 24' loft space (extra living quarter capabilities,) horse shelter & tack room with corral and small pasture. A CNRL lease is currently providing \$2,200 / year in revenue. The land is fully fenced with cross fencing for horses. Also on the property; a fully self sustained, year-round, Trout Pond with 14" + Rainbow trout (methyl hydrate tank for winter months.) There are countless mature fruit trees of a wide variety, providing a true mini-Orchard feel. High-end "Allura" composite siding covers the home. Triple-pane - Jeld-Wen windows, solid Oak doors and casing throughout, as well as one of a kind ~ Copper-Bathtub. The total heating cost for the home in 2025 was \$966 ~ Propane heat. Gas is ran underground to the house & shop for future use if desired. An absolute ONE-OF-A-KIND property awaiting it's new owner.