



29 Sandy Run
Rural Vermilion River, County of, Alberta

MLS # A2321106



\$552,000

Division:	Indian Lake Meadows		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,478 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Front Drive, Gravel Driveway, H		
Lot Size:	4.23 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-51-7-W4
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	ICF Block	Utilities:	-

Features: Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Outdoor water collection tank

Escape to country living at its finest in the sought after Sandy Run acreage community, just minutes from Vermilion. Situated on over 4 acres, this beautifully designed home, built in 2014, offers the perfect blend of space, comfort, and modern convenience. The open concept main floor is bright and welcoming, with large windows in the living room that fill the space with natural light. The spacious kitchen flows seamlessly into the dining area, creating an ideal space for both everyday living and entertaining. From the kitchen and dining room, enjoy the privacy and peaceful setting with no neighbors directly behind. Conveniently located off the attached garage, you'll find main floor laundry and a 2 piece bathroom. Step outside from the dining room onto the 12' x 18' deck, then continue down to the impressive 12' x 32' covered patio, with a concrete pad ready for your hot tub. Whether you're hosting family gatherings or enjoying a quiet evening overlooking the countryside, this outdoor space was designed to be enjoyed year round. This well built home offers 5 bedrooms in total, including a spacious primary suite featuring a walk in closet and private ensuite. The fully finished basement adds even more living space with a large entertainment area, 2 additional bedrooms, and a 4 piece bathroom. Built with an ICF basement, the home offers added strength, efficiency, and comfort year round. Additional features include central air conditioning, an attached garage measuring 25' x 31', and exceptional storage with a x 40' x 42' pole shed featuring 14’ foot high overhead doors, perfect for RVs, equipment, recreational vehicles, or workshop space. A rare opportunity to enjoy peaceful acreage living with modern amenities, impressive outbuildings, and plenty of room to grow.