



GRASSROOTS
REALTY GROUP

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484063 Range Road 20
Rural Vermilion River, County of, Alberta

MLS # A2324723



\$697,777

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,599 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	4.70 Acres		
Lot Feat:	Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Se		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum, Tile, Wood	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	30-48-1-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	CR-S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Storage		

Inclusions: Hot tub and storage shed

Imagine coming home to your own private retreat, where the peace and quiet of county living welcomes you every day, just 10 minutes from Lloydminster. Surrounded by beautiful mature trees, this well-maintained acreage offers exceptional privacy, natural beauty, and a setting that's becoming increasingly difficult to find. Whether you're enjoying your morning coffee on the deck, soaking in the hot tub after a long day, or watching the spectacular prairie sunsets give way to brilliant, star-filled skies, every day feels like an escape. The expansive yard offers endless possibilities for families, pets, gardening, outdoor entertainment, or simply enjoying the wide-open space. There's plenty of room for vehicles, trailers, recreational toys, and hobbies, with a spacious garage and outdoor storage areas designed to accommodate your lifestyle. One of the greatest advantages of this property is the perfect balance between rural serenity and everyday convenience. Enjoy the quiet, safety, and welcoming community of rural neighbours while being only minutes from Lloydminster amenities, including the new Costco currently under construction, making shopping, errands, and commuting quick and easy. Lovingly cared for and meticulously maintained throughout the current ownership, this property offers more than just a home-it offers a lifestyle. If you've been searching for privacy, mature trees, breathtaking prairie views, and the freedom of acreage living without sacrificing convenience, this is the opportunity you've been waiting for. Check out the 3D virtual tour!