



GRASSROOTS
REALTY GROUP

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474059 Range Road 74
Rural Vermilion River, County of, Alberta

MLS # A2325493



\$400,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,680 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	13.99 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	28-47-7-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	1
Foundation:	Perimeter Wall, Piling(s)	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Vinyl Windows		

Inclusions: n/a

Discover the potential of this 13.38-acre acreage offering the perfect opportunity to enjoy rural living. This property features a 3 bedroom home, a Quonset, a barn, and additional outbuildings providing ample space for storage, livestock, equipment, or hobby farming. Inside, the home offers a functional layout with three bedrooms, including a spacious primary bedroom complete with its own private ensuite. Step outside to enjoy both the covered west-facing deck, ideal for relaxing and taking in the evening sunsets and the welcoming front deck, perfect for your morning coffee. The property is serviced with a well and septic system and offers plenty of room to expand, garden, or simply enjoy the privacy and open space that country living provides. Whether you're looking for an acreage to make your own, a hobby farm, or an investment opportunity, this property offers exceptional potential. Located 37 KM from Vermilion or Wainwright. Showings between 8 am - 8 pm.