



GRASSROOTS
REALTY GROUP

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

MLS # A2330267



\$439,000

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:	4.99 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, See Remarks, Treed		

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.

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 4.99 Acre well treed Acreage. Your chance to personally encounter various birds and all types of wildlife 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: Want extra land? Sellers may also consider selling adjoining Lot #15 with this Home Acreage. Call to discuss further...