



GRASSROOTS
REALTY GROUP

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493082 Range Road 30
Rural Vermilion River, County of, Alberta

MLS # A2330707



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,492 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.95 Acre		
Lot Feat:	Lawn, Many Trees, Private, Rectangular Lot		

Heating:	Natural Gas, Solar	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	24-49-3-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

If you've been searching for the perfect combination of country living, functional outbuildings, and modern efficiency, this exceptional acreage just south of Kitscoty deserves your attention. Situated in a peaceful rural setting, this well-appointed property offers endless possibilities for families, hobbyists, home-based businesses, or anyone needing exceptional storage and workspace. The spacious 4-bedroom, 3-bathroom home features a bright, functional layout with a walkout basement complete with its own full kitchen—ideal for extended family, guests, or entertaining. Large windows fill the home with natural light, while the expansive wraparound deck along the east side provides the perfect place to enjoy your morning coffee, soak up the sunrise, and take in the beautiful country views. Outside, you'll find an impressive heated three-car garage featuring two overhead doors—a 7-foot door and an oversized 12-foot door—making it ideal for vehicles, RVs, equipment, or recreational toys. Above the garage is a fully finished living space complete with a bedroom and bathroom, offering excellent accommodations for guests, family members, or potential rental opportunities. A greenhouse attached to the side of the garage extends your growing season and is perfect for gardening enthusiasts. The standout feature of the property is the massive shop, large enough to accommodate a semi-truck. Complete with a concrete floor and mezzanine storage area, it's an ideal workspace for mechanics, contractors, truck owners, or anyone requiring serious shop space. Adding even more value, the property is equipped with a grid-tied solar power system that services the house, garage, and shop, helping reduce energy costs while providing an environmentally conscious lifestyle. Whether you're looking for room to grow, space to work, or simply

want to enjoy the peace and privacy of acreage living, this remarkable property offers a rare combination of comfort, functionality, and versatility just minutes from Kitscoty. Check out the 3D Virtual tour!