



GRASSROOTS
REALTY GROUP

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NW 31-47-1-W4
Rural Vermilion River, County of, Alberta

MLS # A2335637



\$709,900

Division:	NONE		
Type:	Residential/House		
Style:	A-Frame, Acreage with Residence		
Size:	2,100 sq.ft.	Age:	2007 (19 yrs old)
Beds:	7	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	10.77 Acres		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air
Floors:	Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Log
Foundation:	ICF Block
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

Water:	Well
Sewer:	Other
Condo Fee:	-
LLD:	31-47-1-W4
Zoning:	1
Utilities:	-

Inclusions: N/A

SELLER IS OFFERING \$6000 CASH AT CLOSE TO ADD STAIRS This stunning log home offers the ultimate blend of scenic beauty, privacy, and functionality, perfectly positioned across from Mount Joy Ski Hill on just over 10 acres of rolling landscape. Designed to fully embrace the views, the property captures the essence of rustic modern living with breathtaking surroundings and a peaceful setting that feels like your own private retreat. Set up exceptionally well for the horse lover, the property features a 30 x 28 metal shop , two horse shelters, and an outdoor heated Nelson waterer, creating a functional acreage ready for both lifestyle and recreation. The yard has been completely transformed with extensive landscaping, including new sod and a retaining wall that creates beautiful, usable outdoor living space while enhancing the natural scenery surrounding the home. The unique home offers over 2,100 sq ft of fully finished living space filled with rustic modern charm, warmth, and character. The walkout basement includes a fully self-contained 1,200 sq ft three-bedroom suite with a full kitchen, separate laundry and functional living space with a gas fireplace. There are bright windows to create a bright walkout suite. The main has been completely modernized with a rustic modern charm, new vinyl flooring accents the wood beams. The open living space radiates natural light that flows through the abundance of windows and vaulted ceilings. The kitchen has new counter tops, and cabinets, there is a gas range. The island flows into the living dining space. There is mainfloor laundry that connects to a mud room that could be a den or bedroom. There is a modernized full four piece bathroom and another bedroom. The upper level hosts a bright hangout space, another bedroom and a large primary bedroom that contains two closets and vaulted ceilings. The upper bathroom

is breathtaking with a large heated tub, walkin tile shower and a custom vanity with double sinks. This home is turn key with the new shingles and exterior was just refreshed and stained. This unique home is one of a kind.