



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

35068 TWP RD 530
Rural Vermilion River, County of, Alberta

MLS # A2336593



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,960 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	10.49 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Concrete, Tile, Vinyl	Sewer:	Holding Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	ACR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Recessed Lighting, Walk-In Closet(s)		

Inclusions: TV Mounts, Wet Bar

Country air, beautiful views, and peace and quiet—this exceptional acreage offers a refined country lifestyle your entire family will love! Nestled on 10.4 picturesque acres, this extensively renovated bungalow with a walkout basement has been professionally landscaped and thoughtfully updated inside and out. Offering 1,960 sq. ft. above grade, the home features a beautiful addition with an oversized double attached garage and an impressive primary retreat overlooking the neighboring creek and surrounding farmland. The spacious primary bedroom includes a gas fireplace, two walk-in closets, and a luxurious 5-piece ensuite. Two additional bedrooms complete the main floor, including one with its own 2-piece ensuite and walk-in closet. The open-concept kitchen, dining, and living areas provide an ideal setting for family life and entertaining. Downstairs, the walkout basement features two more bedrooms, a den, dedicated laundry room, large mudroom, and an inviting family room with a bar and cozy gas fireplace. Outside, two substantial shops offer incredible flexibility. The newer shop is currently set up as a gym and includes 16' ceilings, 2-piece bathroom, mezzanine, and framing for two future 14-foot overhead doors. The second shop provides an approximately 50' x 50' heated section plus 53' x 50' of cold storage—perfect for vehicles, equipment, and recreational toys. Beautifully finished and designed for entertaining inside and out, this remarkable property offers space, privacy, and an incredible place to raise a family. Don't miss out! Additional list of all the features and updates is attached.