



GRASSROOTS
REALTY GROUP

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PT SE 33-49-01 W4
Rural Vermilion River, County of, Alberta

MLS # A2337617



\$1,100,000

Division:	Robinwood Acres		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,766 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	20.01 Acres		
Lot Feat:	Lawn, Rectangular Lot, Treed		

Heating:	In Floor, Forced Air, Hot Water, Natural Gas
Floors:	Carpet, Concrete, Hardwood, Laminate, Vinyl Plank
Roof:	Shake
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Preserved Wood
Features:	Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)

Water:	Well
Sewer:	Mound Septic
Condo Fee:	-
LLD:	-
Zoning:	ACR
Utilities:	-

Inclusions: On Demand Water Heater, 220 Volt Plug, Gas BBQ Hookup

One of a kind- both in its location as well as the design of the home, size and Huge garage which is more like a shop. You don't want to miss out on this opportunity!! You can literally leave your yard and be in Lloydminster in about 3 minutes.... That's how close this property is to the outskirts of the City of Lloydminster. You will love raising a family in this location, and with over 20 acres of land, your kids could have horses, ride quads or any other activity which needs a larger land size. This home features a steam shower in the master bedroom ensuite, main floor two sided fireplace, HUGE kitchen, gas stove in kitchen, central air conditioning, upgraded hardwood flooring throughout the main floor, custom open stairway leading to the upper level, lots of bedrooms, two story ceiling on the main floor which gives huge spatial perception and creates an open comfortable feeling. Lots of exterior decking where you can chase the sun, or the shade depending on your mood. Fully finished basement with a direct entrance from the outside, a summer kitchen in the basement provides all types of opportunities for the right buyer. Custom homes in this location close to Lloydminster hardly ever come available in the market-and hardly ever with this much land. Robinwood Acres is an exclusive acreage subdivision and you owe it to yourself to come and visit!!