



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

505018A L4, B1 SE 33-50-1 W4
Rural Vermilion River, County of, Alberta

MLS # A2338318



\$489,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,051 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	9.56 Acres		
Lot Feat:	Irregular Lot, Landscaped, Lawn, Many Trees, No Neighbours Behind		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	Private, See Remarks
Floors:	Carpet, Laminate	Sewer:	Pump, Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	ACR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Only minutes to Lloydminster! Alberta side Acreage with 9.56 acres within 10 kms to city limits. Lloydminster School Division. This bungalow features a South facing attached solarium, spacious kitchen dining area and lots of natural lighting. 2 bedrooms up/1 down, walk out basement, separate enclosed front porch seating area with foyer access. The main level has a full bath and 1/2 bath in the basement. Features in the basement include a large family room/rec area with a gas fireplace, 1 bedroom, storage/den, large utility room/laundry and a cold storage room. This property also has a Dbl. Det garage (22'x24'), Barn (24'x32'), newer deck (approx 24'x26') and is mostly fenced. 2 bored wells (35' and 38') with ample water supply. Numerous renovations throughout include main floor bathroom, bedroom walk in closet, main level flooring, windows, deck and more! (North of Sobey's 75th St/RR 12 (6.5km), West on TWP 504 (1km), North on RR13 (2 km).