



GRASSROOTS
REALTY GROUP

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#19 Silver Willow Estates
Rural Vermilion River, County of, Alberta

MLS # A2341698



\$520,900

Division:	Silver Willow Estates (NW)		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,203 sq.ft.	Age:	1997 (29 yrs old)
Beds:	6	Baths:	3
Garage:	Quad or More Attached		
Lot Size:	4.18 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	33-51-1-W4
Exterior:	Wood Frame	Zoning:	Res Imp
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed, Swimming Pool,

Perfect Acreage. This 4.18 acre acreage is located in the picturesque Silverwillow Estates just a short drive from Lloydminster. Surrounded by mature trees makes for a gorgeous setting. There's a small pond on the grounds, a nice hill with lookout tower, apples trees, plum trees, lots of perennials and more. The house has had lots of upgrades in the last few years including new fridge, stove, washer, dryer, hot water tank, dishwasher, kitchen cabinets, poly B plumbing replaced, soaker tub and surround, permanent outdoor lights and more! (A full list can be supplied and there still some work in progress that will be finished prior to possession) With 6 bedrooms and 3 baths you've got tons of space for everyone or use a bedroom for an office or den. Another great feature is the 2 huge heated garages that measure close to 1,600 square feet! All this plus central air conditioning and the entire perimeter has in-ground dog fence so you don't have to worry about "Rex" running away! Check out the 3D tour!