



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

490011 Range Road 32
Rural Vermilion River, County of, Alberta

MLS # A2342607



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,798 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Gravel Driveway, RV Access/Parking		
Lot Size:	56.06 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Lawn, M		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Concrete, Linoleum, Vinyl Plank	Sewer:	Private Sewer, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	2-49-3-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	CR-A
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

Make your move! Here you find 56.06 well treed acres and nicely maintained 1980s bungalow with a full basement and a 28x30 attached garage. You are welcomed to a lovely farmhouse kitchen and attached dining room with a bright and sunshiny sunroom addition – there is plenty of space here to host a crowd! Plenty of kitchen cabinetry, an island and included appliance package. The living room is massive, with room for any furnishing arrangements and so is the basement family room. Three bedrooms up and two potential bedrooms down. There is a main four piece bath with a deep soaker tub, a basement three piece bath and a super handy two piece bath just inside the back door for guests or easy access to a sink to wash up while working in the yard. Updates include vinyl siding, windows, some flooring and a natural gas furnace. The sellers relay that there is a 250 foot drilled well, concrete septic tank with pump out, 220V electrical and lots of little sheds and a shop for toy or equipment storage. There is a tree-lined driveway with a sign on TWP Road 490, which is the most used access but the Municipal address sign is located on Range Road 32 – this driveway is perfectly accessible as well, just not quite as well travelled! A perfect opportunity for horses, cattle or a hobby farm. Supersized garden in place to grow your own food and there are a few apple trees. Peacefully quiet location with starlit skies and lovely country views from the front deck. This is an excellent opportunity to get rural with a sizable piece of land. Welcome Home!

There is an additional 8.35 acres available on this quarter section by a separate owner,

MLS A2342618

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Coldwell Banker - City Side Realty. Information is believed to be reliable but not guaranteed.