



GRASSROOTS
REALTY GROUP

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49 Cherry Lane
Rural Vermilion River, County of, Alberta

MLS # A2344260



\$429,900

Division:		Silver Willow Estates (NW)	
Type:		Residential/House	
Style:		Acreage with Residence, Bungalow	
Size:	1,300 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	1
Garage:		Double Garage Attached	
Lot Size:		3.04 Acres	
Lot Feat:		Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Many Trees	
Heating:		Water:	Co-operative, Well
Floors:		Sewer:	Septic Field
Roof:		Condo Fee:	-
Basement:		LLD:	33-51-1-W4
Exterior:		Zoning:	2
Foundation:		Utilities:	-
Features:		Ceiling Fan(s), Jetted Tub, Kitchen Island	

Inclusions: N/A

Situated on 3.04 acres overlooking the breathtaking ravine, this acreage is in the sought after silver willow estates, this property boasts a newer asphalt driveway and brand new shingles. This bungalow home has ample windows with south facing exposure for ample natural light. The main contains open concept living with two bedrooms and a full over sized 4 piece bathroom with a jacuzzi tub. The master is spacious and has access to the bathroom. The main living area is open concept living with an abundance of windows. The basement is a walkout basement with laundry area with a sink. The furnace and HWT are updated, this home has brand new shingles. The basement contains ample storage one finished bedroom and the rest of the basement is flooded with windows and awaits your final customization. There is a double attached garage and a storage shed for added practicality.