



**GRASSROOTS**  
REALTY GROUP

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515064 Hwy 893  
Rural Vermilion River, County of, Alberta

MLS # A2346146



**\$619,000**

|           |                                  |        |                   |
|-----------|----------------------------------|--------|-------------------|
| Division: | NONE                             |        |                   |
| Type:     | Residential/House                |        |                   |
| Style:    | Acreage with Residence, Bungalow |        |                   |
| Size:     | 1,795 sq.ft.                     | Age:   | 2005 (21 yrs old) |
| Beds:     | 5                                | Baths: | 3                 |
| Garage:   | Double Garage Attached           |        |                   |
| Lot Size: | 9.32 Acres                       |        |                   |
| Lot Feat: | Many Trees, Private              |        |                   |

|             |                                                                                                                                |            |              |
|-------------|--------------------------------------------------------------------------------------------------------------------------------|------------|--------------|
| Heating:    | Forced Air, Natural Gas                                                                                                        | Water:     | Well         |
| Floors:     | Carpet, Hardwood, Linoleum                                                                                                     | Sewer:     | Septic Field |
| Roof:       | Asphalt Shingle                                                                                                                | Condo Fee: | -            |
| Basement:   | Full                                                                                                                           | LLD:       | -            |
| Exterior:   | Vinyl Siding                                                                                                                   | Zoning:    | A            |
| Foundation: | ICF Block                                                                                                                      | Utilities: | -            |
| Features:   | Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |            |              |

Inclusions: N/A

If you've been looking for a little more space, beautiful river valley views, and room to enjoy country living, this property is worth a look! Built in 2005, the 5-bedroom, 3-bathroom home features 10' ceilings, main floor laundry, central vac, and a spacious primary suite with a walk-in closet, Jacuzzi tub with direct deck access. The kitchen features warm hardwood floors, while the bright living room offers large windows and a cozy gas fireplace. The fully finished basement adds two bedrooms with egress windows and an impressive games room with an indoor floor hockey setup. The property has an oversized attached heated garage, mature shelter belt, fenced barn area ready for livestock, 40' x 60' Quonset, additional outbuildings, and a 50' RV pad with 50-amp service. The property is 9.32 acres, with the remainder of the quarter section available if you'd like to purchase the full quarter! (MLS: A2347386) With pavement all the way to the property, you're approximately 20 minutes from Vermilion, 12 minutes from Dewberry, and 30 minutes from Lloydminster!