



GRASSROOTS
REALTY GROUP

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45070 514 Township
Rural Vermilion River, County of, Alberta

MLS # A2347156



\$639,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,386 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Quad or More Detached, RV Access/Parking		
Lot Size:	16.28 Acres		
Lot Feat:	Greenbelt, Landscaped, Lawn, Many Trees, No Neighbours Behind, Rectang		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle, Metal	Condo Fee:	-
Basement:	Full	LLD:	30-51-4-W4
Exterior:	Mixed	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

Prime Time Acreage! This property has remained in the family since the original build. A SPRAWLING 16+ Acre parcel to work with. Mature trees scattered throughout, as well as a well defined shelter belt. Outbuildings Galore: 60' x 40' Heated Shop (Brand New Heater), with an attached 32' x 14' double garage / 28' x 24' Heated Garage / as well as a 31' x 24' pole shed. The entire property has been protected by a 22KW Generac - Generator. The home has been heavily renovated: Custom Cabinetry throughout the Kitchen & Butler's Kitchen, ALL new Vinyl Windows / blinds / flooring / lighting & more. Truly a rock solid home, built for the ages. Ahead of its time with a 1,386 SQ FT frame - full basement. When the home was re-sided, extra insulation was added. The "Twin Hills" are in clear view from the front yard ~ claiming the highest point in the county. An absolute gem of a property ready for its next owner.