



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

515064 Hwy 893
Rural Vermilion River, County of, Alberta

MLS # A2347386



\$998,000

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:	162.00 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:	32-51-4-W4
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

FULL QUARTER SECTION!! 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, this 5-bedroom, 3-bathroom home sits on the quarter section and offers 10' ceilings, main floor laundry, central vac, and a spacious primary suite with a walk-in closet, Jacuzzi tub, and direct deck access. The kitchen features warm hardwood floors, while the bright living room has 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! Outside, you'll find 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. There's 9.32 acres developed around the home, which can be purchased separately! (MLS: A2346146) With pavement all the way to the property, you're approximately 20 minutes from Vermilion, 12 minutes from Dewberry, and 30 minutes from Lloydminster.