



GRASSROOTS
REALTY GROUP

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50330 RR 83
Rural Minburn No. 27, County of, Alberta

MLS # A2348539



\$1,190,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,776 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	RV Garage		
Lot Size:	76.92 Acres		
Lot Feat:	Corners Marked, Greenbelt, Lawn, Pasture, Rectangular Lot, Yard Lights		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	A - Non-Intensive
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: N/A

Opportunity Awaits! Nearly 77 Acres - Situated just off of the Trans-Canada Highway ~ 10 Minutes from Vermilion, AB - nearly all pavement. The parcel provides productive hay land that could easily be annually cropped. The parcel supplies a sprawling 2,700+ Sq Ft - Renovated home, a 50' x 48' heated shop with an addition; suited & booted with a commercial grade gym (year round use.) Multiple horse paddocks, a barn with 4 stalls, livestock corrals, 3 automatic heated waterers, 2 hydrants, and 3 yard lights. The yard site is landscaped & kept completely private from the mature shelter belt. The home has seen a wide array of updates: Shingles in 2026, upgraded triple-pane windows, central air conditioning and a high efficiency furnace. Hardwood flooring spans most of the home. The basement supplies a separate kitchenette, large living area, bedroom, 3-piece bathroom, own laundry, as well as separate entrance (walkout.) A massive covered deck off of French doors, provides an 8 man hot-tub. The shop provides 2 large bays 20' x 14' doors / 16' ceiling. It's also loaded with a water line running to it, a hot water tank, washing machine, and a bathroom with its own septic holding tank. Forced air furnaces to heat shop and weight room. Heated side is 50' x 30' with a sump that runs to septic tank, the cold storage bay is 50' by 20' Brand New Water Well as of 2024 ~ 15 GPM. Nearly all pavement with direct access to the Trans-Canada Highway. A true "Horse Lover's Dream." Roughly 1.5 hours East of Edmonton, AB.