



GRASSROOTS
REALTY GROUP

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31040A TWP RD 524
Rural Vermilion River, County of, Alberta

MLS # A2350272



\$205,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,200 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	8.38 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Pasture, Seasonal Water, Secluded, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	26-52-3-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Other	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Skylight(s)		

Inclusions: n/a

Acreage living right on the edge of Marwayne! This mature 8.38 acre property offers the space and privacy of country living with the convenience of being just minutes from town. The 1,200 sq. ft. manufactured home, built in 2002, offers 3 bedrooms and 2 bathrooms with a practical layout and plenty of opportunity to make it your own. An added 14' x 12' addition creates a cozy extra living space, complete with a wood burning fireplace. The perfect spot to relax and enjoy the warmth and character of acreage living. The property is well established with mature trees throughout, creating a private and peaceful setting. Outside, you'll find a single car garage, two sheds, and plenty of room to enjoy the acreage, garden, have a few animals, or simply spread out and enjoy the space. An additional outbuilding provides even more potential and could be transformed to suit your needs, whether you're looking for a workshop, hobby space, storage, or something of your own design. If you've been looking for an acreage with mature surroundings, room to grow and the convenience of being close to Marwayne, this one is worth a look