



GRASSROOTS
REALTY GROUP

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SE-25-52-2-4
Rural Vermilion River, County of, Alberta

MLS # A2350617



\$649,777

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,755 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Off Street, RV Access/Parking		
Lot Size:	12.66 Acres		
Lot Feat:	Front Yard, Lawn, Private, Treed		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	25-52-2-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Highway Development
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, See Remarks, Storage		

Inclusions: Little greenhouse.

Welcome to a Property Designed for Country Living! Imagine your family settling into 12.66 acres where space, privacy, and practicality come together in a setting that gives you room to enjoy the country lifestyle without being overwhelmed by the upkeep. Surrounded by mature trees, this property offers incredible privacy and a natural windbreak. Even on those windy prairie days, you can find a peaceful, sheltered spot to relax and enjoy your yard. The beautifully treed setting also creates a wonderful environment for gardening, with plenty of sunshine and protection from the wind to help your garden thrive. There is room for dogs, horses, chickens, or whatever your country lifestyle calls for, with the acreage fenced and plenty of green space to enjoy. Inside the main home, you'll appreciate the abundance of space and storage. The large horseshoe-shaped kitchen provides plenty of room for meal preparation, entertaining, and gathering with family and friends. Main-floor laundry in the porch adds everyday convenience, keeping laundry close at hand without having to run up and down the stairs. One of the property's standout features is the second home, offering an incredible opportunity for extended family, guests, rental income, or simply sharing the property while helping keep living expenses manageable. This 1,258 sq. ft. 2017-built bungalow features, two bedrooms, one bathroom, kitchen/dining, living room and a bright, welcoming sunroom. Having two homes on one property provides flexibility and value that's hard to find. The acreage is conveniently located close to a main road, making coming and going easy, while still giving you the peace and privacy you've been looking for. The property is located in the Marwayne School Division, with the school bus stopping right at the front. The main home has seen several important updates, including a new septic tank, hot water

tank, air conditioner, and furnace in 2022; new eavestroughs in 2023; and new windows and doors in 2025. Both homes are being sold with their appliances included. The outdoor greenhouse is also staying, ready for the next owners to put their green thumbs to work. For buyers looking for privacy, acreage, room for animals, a second home, and a country lifestyle that is both enjoyable and manageable, this property offers an exceptional opportunity to make it your own. Check out the 3D virtual tour!