

# **\$609,900 - 48 Lakeview Estates, Rural Vermilion River, County of**

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MLS® #A2170141

**\$609,900**

5 Bedroom, 3.00 Bathroom, 1,440 sqft  
Residential on 2.59 Acres

Lakeview Estates, Rural Vermilion River,  
County of, Alberta

A Beautiful property minutes from Lloydminster in the luxurious acreage subdivision of Lakeview Estates! This 2008 Bungalow is the ultimate place to call home for anyone looking to get out of the city and still enjoy all the benefits of being close to all the amenities. A perfect sized home with 1440 square feet, you can have all the space you need. The house consists of 5 oversized bedrooms and 3 full bathrooms fully finished. This open concept plan is well thought out to be functional to the utmost. The kitchen opens to the large dining room and an adjacent east facing living room made for entertaining and family gatherings. A nice feature is the main floor laundry which is located right off the kitchen. The main floor boasts rich hardwood floors and dark tile floors in the kitchen and bathrooms. This is a layout that is family friendly with 3 bedrooms up. Which provides many options to every shape of family. The basement is big and bright with a multitude of windows located at eye level too make the space feel like your upstairs. Downstairs opens up to a massive family living area which can be enjoyed a hundred different ways and is definite to impress with its size and functionality. Two additional bedrooms and another full bathroom round out the basement. There is a triple car garage fully insulated and heated for your convenience. The garage has excellent storage with extra



shelving and full mezzanine, all these additions really make use of the oversized garage space. This yard is a beautiful retreat with great views from every angle. Whether, looking off the beautifully tiered rear deck or enjoying a campfire around the firepit area youâ€™re sure to enjoy the outdoors. You will find yourself wanting to spend a lot of your time outside in this yard. Take a drive to check out this prime acreage.

Built in 2008

**Essential Information**

MLS® #	A2170141
Price	\$609,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,440
Acres	2.59
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	48 Lakeview Estates
Subdivision	Lakeview Estates
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 3A1

**Amenities**

Parking Spaces	10
Parking	Gravel Driveway, Heated Garage, Insulated, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Closet Organizers, Vinyl Windows, Recessed Lighting
Appliances	Dishwasher, Garage Control(s), Refrigerator, Window Coverings, Microwave Hood Fan, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage, Barbecue, Covered Courtyard, Dock, Private Entrance, Rain Gutters
Lot Description	Lawn, Corner Lot, Garden, Irregular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	October 2nd, 2024
Days on Market	210
Zoning	RES

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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