# \$560,000 - 523020 Range Road 70, Rural Vermilion River, County of

MLS® #A2188397

### \$560,000

3 Bedroom, 3.00 Bathroom, 1,647 sqft Residential on 38.96 Acres

NONE, Rural Vermilion River, County of, Alberta

This stunning secluded property offers 39 acres of land and a charming 1,647 sq ft two-storey home built in 2013. Upon entering, you're welcomed by a spacious fover that leads into the living room, featuring large windows and 17 ft ceilings on either side of the wood burning fireplace. The kitchen is fully equipped with all appliances, including a new induction oven, a walk-in pantry and a main-floor laundry room for added convenience. Upstairs, you'll find the primary bedroom with a walk-in closet and a luxurious 5-piece ensuite that boasts a jetted tub and tranquil views. There's a second bedroom on this level along with a linen closet. The unfinished ICF basement has a bedroom. storage room and a 3-piece bathroom with options of adding your ideal touches, like an extra bedroom or office. The property has central air conditioning, an HRV (heat recovery ventilator) system that circulates fresh air throughout the home, reverse osmosis water filtration at the kitchen tap and a propane tank providing reliable year-round heating with only one refill needed annually. Utility bills are minimal, limited to power and internet if desired. Step outside and enjoy the piece and quiet of acreage life. Simply set up for livestock with corrals and shelter in place. There is a heated 32' x 30' shop featuring recent R36 roof insulation, an attached office







currently used as a tool room, 220-volt outlets and a 14' x 14' powered door, next to the shop is a 40' x 46' cold storage building with sliding doors. Conveniently, the school bus picks up and drops off right in the yard - a perfect feature for families! If you've been thinking about country life, this is the perfect opportunity to make it yours!

#### Built in 2013

#### **Essential Information**

MLS® # A2188397 Price \$560,000

Bedrooms 3
Bathrooms 3.00
Full Baths 3

Square Footage 1,647 Acres 38.96 Year Built 2013

Type Residential Sub-Type Detached

Style Acreage with Residence, 2 Storey

Status Active

# **Community Information**

Address 523020 Range Road 70

Subdivision NONE

City Rural Vermilion River, County of

County Vermilion River, County of

Province Alberta
Postal Code T9X2B1

#### **Amenities**

Parking Driveway, Parking Pad

#### Interior

Interior Features Kitchen Island, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub,

Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Central Air Conditioner, Dryer, Garburator,

Induction Cooktop, Microwave, Washer

Heating Forced Air, Fireplace(s), Propane

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning, Circulating, Glass Doors, Living Room

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard, RV Hookup, Storage

Lot Description Front Yard, Garden, Pasture, Private, Seasonal Water, Secluded

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation ICF Block

#### **Additional Information**

Date Listed January 26th, 2025

Days on Market 279

Zoning CR-A

## **Listing Details**

Listing Office RE/MAX PRAIRIE REALTY

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.