

\$219,900 - 514004 Range Road 41, Rural Vermilion River, County of

MLS® #A2222963

\$219,900

2 Bedroom, 1.00 Bathroom, 501 sqft
Residential on 4.47 Acres

NONE, Rural Vermilion River, County of,
Alberta

Escape to the country and embrace peaceful, self-sufficient living on this beautifully maintained 4.47-acre acreage for sale near Kitscoty and Islay, Alberta—just 30 minutes from Lloydminster and 25 minutes from Vermilion. Whether you're dreaming of a cozy homestead, a weekend getaway, or future expansion, this property offers versatility, comfort, and room to grow.

The Home:

Built in 2015, the year-round tiny home provides approximately 500 sq. ft. of efficient living space with a durable metal roof and low-maintenance vinyl siding. Inside, you'll find:

Bright open-concept living and dining area with a cozy natural gas fireplace;

Full-size kitchen with gas stove, refrigerator, range hood, and generous counter space;

Dedicated sleeping area with queen-sized platform bed and built-in storage;

Three custom-built double bunks for kids, guests, or extra storage;

Spacious 3-piece bathroom with cubbies,



closet, and direct access to a laundry/utility room;

Mechanical Systems (Updated & Reliable);

Natural gas hot water heater;

Water softener & reverse osmosis system (installed Sept. 2024);

Strong well producing approx. 5 gallons per minute;

Outbuildings & Property Highlights:

30' x 40' Quonset " ideal for storage, equipment, or livestock conversion;

40' x 9' sea can with built-in workbench for secure storage;

Fully fenced & partially cross-fenced for animals or hobby farming;

RV hookup and outdoor hot/cold water taps;

Levelled terrain " perfect for a garden, greenhouse, or future outbuildings.

A Gardener's Dream:

Grow your own food on the 150' x 50' garden plot, already producing raspberries, strawberries, garlic, asparagus, and more. A rare opportunity for sustainable living, right in your own backyard.

This acreage blends country charm with modern convenience, offering a unique chance to live simply and sustainably while staying connected to nearby communities.

? Move-in ready tiny home

? Excellent location near Lloydminster &

Vermilion

? Turn-key acreage with outbuildings & garden

Donâ€™t miss your chance to own this ready-to-go rural gem. Contact your REALTOR® today to schedule a private showing!

Built in 2015

Essential Information

MLS® #	A2222963
Price	\$219,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	501
Acres	4.47
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	514004 Range Road 41
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2J0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available
Parking	Driveway, RV Access/Parking, Unpaved

Interior

Interior Features	Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows
-------------------	---

Appliances	Microwave Hood Fan, Refrigerator, Window Coverings, Gas Stove, Gas Water Heater, Water Conditioner, Water Distiller, Washer/Dryer Stacked
Heating	Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Private Yard, Storage, Dog Run, Fire Pit, Garden
Lot Description	Garden, Lawn, Many Trees, Pasture
Roof	Metal
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	May 20th, 2025
Days on Market	125
Zoning	Res/Ag

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.