

# \$649,900 - Ne 22 50 01 W4 503080 Rr 12, Rural Vermilion River, County of

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MLS® #A2255246

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,380 sqft  
Residential on 2.77 Acres

NONE, Rural Vermilion River, County of, Alberta

Tucked just outside the city limits of Lloydminster â€” yes, close enough to still get SkipTheDishes â€” this stunning 3.74-acre property offers the perfect blend of rural tranquility and urban accessibility. This is truly a once-in-a-lifetime opportunity to own a beautifully updated log home surrounded by meticulously landscaped grounds and countless unique features.

Step inside to discover a dream chefâ€™s kitchen that is sure to impress. Completely customized, this show-stopping space includes:

All-new cabinetry with copper accents (sink, hood fan, and ceiling detailing)

Live-edge oversized island

Quartz countertops

High-end modern appliances, including a gas range, built-in microwave, and double oven

Convenient pot filler and thoughtful layout, perfect for entertaining and everyday living

Updates continue throughout the home with new windows (2024), water softener (2023), fresh paint, upgraded electrical, and more.



Boasting generous square footage, the home includes a converted indoor pool room now serving as a luxurious master retreat. The possibilities here are endless â€” transform this space into a spacious great room, a creative studio, or a dream home office for your business. Whatever your vision, this home can make it happen.

Step outside and be greeted by:

A wrap-around deck ideal for sipping your morning coffee

A detached double garage AND a detached single garage

Additional outbuildings for storage or hobbies

A custom-built bus shelter (bonus: located within the Lloydminster school district!)

This is more than a home â€” it's a lifestyle. With peaceful surroundings, thoughtful upgrades, and unmatched character, this property offers the best of both worlds: country serenity and city convenience.

Don't miss your chance to own this extraordinary piece of paradise â€” schedule your private viewing today!

Built in 1973

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2255246  |
| Price      | \$649,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                                  |
|----------------|----------------------------------|
| Square Footage | 2,380                            |
| Acres          | 2.77                             |
| Year Built     | 1973                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | Ne 22 50 01 W4 503080 Rr 12      |
| Subdivision | NONE                             |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T9V 3B5                          |

### Amenities

|              |                                                |
|--------------|------------------------------------------------|
| Parking      | Double Garage Detached, Single Garage Detached |
| # of Garages | 3                                              |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                             |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full, Walk-Out                                                                                |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | See Remarks     |
| Roof              | Asphalt         |
| Construction      | Log             |
| Foundation        | Poured Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 9                   |

Zoning                      ACR

**Listing Details**

Listing Office              2 PERCENT REALTY ELITE

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