

\$639,900 - 523020 Range Road 70, Rural Vermilion River, County of

MLS® #A2188397

\$639,900

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

NONE, Rural Vermilion River, County of,
Alberta

Looking at moving out of town? This beautiful secluded property comes with 39 acres of land! The 1,647 sq ft two storey home was built in 2013 with an ICF basement. When you walk in you're greeted by a large foyer that flows into the living room with large windows and 17' ceilings on both sides of the wood burning fireplace. You will notice the eye-catching kitchen that comes with all appliances including a new induction oven! You're all set with the walk in pantry and main floor laundry room! On the upper level you will find the primary bedroom and walk in closet with a 5pc ensuite that has a jetted tub with a peaceful view! There's a second bedroom located on the upper level along with a linen closet. The unfinished basement has a bedroom, storage room and 3pc bathroom. You have the pleasure of making it your own space downstairs! The property includes central air conditioning, HRV (heat recovery ventilator) which distributes fresh air throughout the home, reverse osmosis on the kitchen tap and a propane tank that provides efficient year-round heating, with only one fill required annually. Utility bills are minimal with only power and internet if you choose! Stepping outside you have a heated 32' x 30' shop with recently added R36 roof insulation and an office attached currently used as a tool room. The shop is also equipped with two 220



receptacles and a 14' x 14' powered door. Right next to the shop is a 40' x 46' butler tin cold storage building with sliding doors that's perfect for storing or projects. Conveniently, the school bus picks up and drops off right in the yardâ€”a perfect feature for families! You really can't go wrong with this quiet location! If you've been thinking of country life, this is the perfect opportunity to make it yours! Call today to schedule your showing! SE-24-52-7-W4

Built in 2013

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2188397 |
| Price | \$639,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,647 |
| Acres | 38.96 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| 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 | Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, |
|-------------------|---|

| | |
|-----------------|--|
| | Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Induction Cooktop, Microwave, Refrigerator, Washer, Garburator |
| Heating | Fireplace(s), Forced Air, Propane |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Glass Doors, Living Room, Wood Burning, Circulating |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Storage, RV Hookup |
| 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 | 70 |
| Zoning | CR-A |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | RE/MAX PRAIRIE REALTY |
|----------------|-----------------------|

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