

# \$549,000 - 525066 Rr 53, Rural Vermilion River, County of

MLS® #A2150374

**\$549,000**

4 Bedroom, 3.00 Bathroom, 1,379 sqft  
Residential on 5.00 Acres

NONE, Rural Vermilion River, County of, Alberta

Prime-Time Acreage Alert! One owner home, situated on 5 acres, roughly 20 minutes NE of Vermilion, AB. The parcel supplies a mature shelter belt, a sprawling 1982 renovated bungalow (over 2700 SQ FT of living space), a 42' x 28' heated shop, a brand new 30' x 28' heated-garage, and best of all, no neighbors! The parcel also provides a large garden area, multiple sheds, and a gorgeous firepit set-up. Updates include; All composite decking, Kitchen & Bathroom(s) renovation, ALL New appliances, Main floor laundry, brand new windows, Hardie-board-composite siding (top of the line), as well as Central AC. The well was re-drilled in the late 90s (plastic casing) while the septic tank was replaced in the previous 5 years. Other bells & whistles; NTI - high efficiency boiler which provides forced air heat throughout the home ( 2-zone heating), as well as a Ultraviolet addition to the heating system which makes the home hypoallergenic. The home is soon to be vacant and ready for its 2nd ever owner. Serene Alberta countryside awaits.

Built in 1982

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2150374  |
| Price  | \$549,000 |



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,379                            |
| Acres          | 5.00                             |
| Year Built     | 1982                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 525066 Rr 53                     |
| Subdivision | NONE                             |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T9X 2B2                          |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows, Central Vacuum, French Door |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings                          |
| Heating           | Boiler, High Efficiency, Forced Air, Natural Gas, Combination   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard, Storage, Fire Pit   |
| Lot Description   | Lawn, Garden, Landscaped, Many Trees, Private, Treed, Fruit Trees/Shrub(s), Greenbelt, Gentle Sloping |
| Roof              | Asphalt Shingle   |
| Construction      | Composite Siding, Concrete  |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2024 |
| Days on Market | 278             |
| Zoning         | CR              |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Vermilion Realty |
|----------------|------------------|

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