

\$549,900 - 13045 Hwy 16e & King Street, Rural Vermilion River, County of

MLS® #A2179738

\$549,900

4 Bedroom, 2.00 Bathroom, 1,363 sqft
Residential on 3.08 Acres

NONE, Rural Vermilion River, County of, Alberta

3.08 Acres with a park like setting. 1363 Sq./ft bungalow with 4 bedrooms and 2 bathrooms. This home features a large living room, bedroom, bathroom on the main entry level. The upper raised level includes a kitchen, dining area, 3 large bedrooms and a full bathroom. Dining room access to the tiered deck in the rear. You'll also find a front deck off the primary bedroom. The basement is unfinished with a laundry area and utility area. There are 2-50 Gal. Hot water tanks replaced in 2021, Shingles replaced in 2020. In floor heat "ready" lines. The attached Double garage features a separate interior workshop. The exterior features a single detached garage and numerous sheds for storage. Only 1 mile West of Lloydminster. Zoned M (Medium Industrial) current primary use as Residential. Lots of potential if you're looking for space to add a shop or outbuildings.



Built in 1959

Essential Information

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|------------|-----------|
| MLS® # | A2179738 |
| Price | \$549,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |

| | |
|----------------|----------------------------------|
| Square Footage | 1,363 |
| Acres | 3.08 |
| Year Built | 1959 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 13045 Hwy 16e & King Street |
| Subdivision | NONE |
| City | Rural Vermilion River, County of |
| County | Vermilion River, County of |
| Province | Alberta |
| Postal Code | T0B0L0 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Available, Natural Gas Available, Phone Available |
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Single Garage Detached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Electric Stove, Refrigerator, Washer/Dryer, Portable Dishwasher, Water Softener |
| Heating | Forced Air, Floor Furnace, In Floor Roughed-In, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Storage |
| Lot Description | Few Trees, Gentle Sloping, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 20th, 2024 |
| Days on Market | 207 |
| Zoning | M |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | REAL ESTATE CENTRE |
|----------------|--------------------|



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