# \$524,900 - 525066 Rr 53, Rural Vermilion River, County of

MLS® #A2150374

### \$524,900

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 90's (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.

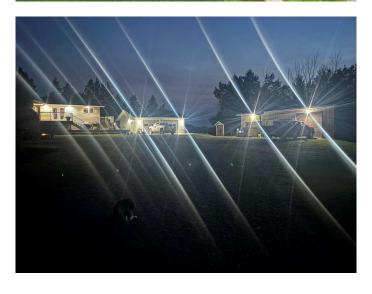
Built in 1982

#### **Essential Information**

MLS® # A2150374 Price \$524,900







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), Central Vacuum, French Door, Vinyl Windows, Kitchen

Island, No Animal Home, No Smoking Home, Recessed Lighting,

Storage

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator,

Stove(s), Washer/Dryer, Window Coverings

Heating Boiler, Combination, Forced Air, High Efficiency, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Fire Pit, Private Yard, Storage

Lot Description Fruit Trees/Shrub(s), Garden, Greenbelt, Gentle Sloping, Lawn,

Landscaped, Many Trees, Private, Treed

Roof Asphalt Shingle

Construction Composite Siding, Concrete

Foundation Poured Concrete

## **Additional Information**

Date Listed July 17th, 2024

Days on Market 345

Zoning CR

# **Listing Details**

Listing Office Vermilion Realty

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