

# \$245,000 - Part Of Ne 03-50-03w4, Rural Vermilion River, County of

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MLS® #A2160328

**\$245,000**

3 Bedroom, 2.00 Bathroom, 1,908 sqft  
Residential on 3.06 Acres

NONE, Rural Vermilion River, County of, Alberta

This 3.0 acre parcel is located approximately 5 km South of Kitscoty and only 20 minutes from Lloydminster. You will love the southerly views, and the 1900 sq.ft. of main floor living space of this acreage, and the garage. The home is a 1993 mobile and includes a large kitchen and dining area, a bright sunroom, spacious living room, three bedrooms including the primary with 5 piece ensuite, another 4 piece bath, a functional laundry area as well as a good-sized entry/boot room. There is lots of room for parking and to build a larger garage or shop. Enjoy watching the birds, deer & other wildlife that acreage life offers. From the west side of Kitscoty go south on RR 32 for 5.3 kms. Acreage is on the west side. Legal land description Lot 2, Block 1, Plan 2320536, as part of NE 03-50-03 W4. Call to view!

Built in 1993

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2160328  |
| Price          | \$245,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,908     |



|            |                                                 |
|------------|-------------------------------------------------|
| Acres      | 3.06                                            |
| Year Built | 1993                                            |
| Type       | Residential                                     |
| Sub-Type   | Detached                                        |
| Style      | Acreage with Residence, Double Wide Mobile Home |
| Status     | Active                                          |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | Part Of Ne 03-50-03w4            |
| Subdivision | NONE                             |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T0B 2P0                          |

### Amenities

|              |                                           |
|--------------|-------------------------------------------|
| Parking      | RV Access/Parking, Single Garage Detached |
| # of Garages | 1                                         |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Open Floorplan, Walk-In Closet(s)                 |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | Central Air                                       |
| Basement          | None                                              |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Private Yard                                |
| Lot Description   | Few Trees, Lawn, Private, Subdivided, Views |
| Roof              | Metal                                       |
| Construction      | Wood Frame                                  |
| Foundation        | Other                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2024 |
| Days on Market | 250               |
| Zoning         | Res               |

### Listing Details

Listing Office

RE/MAX OF LLOYDMINSTER

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