

\$349,000 - Ptn. Of Nw 9-53-4-w4, 531043 Hwy 893, Dewberry

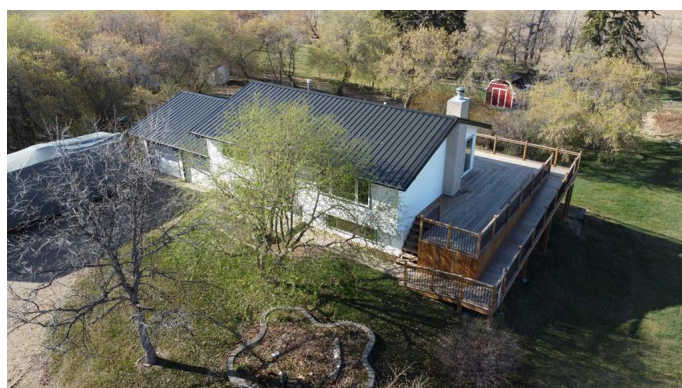
MLS® #A2201319

\$349,000

3 Bedroom, 2.00 Bathroom, 1,071 sqft
Residential on 4.47 Acres

NONE, Dewberry, Alberta

Clear BLUE SKY! Who needs a weather forecast, when you have a massive deck to walk out on and enjoy the view of this Beautiful Acreage! Private property on a secondary paved road only 2.5mi SW of Dewberry, which has numerous services including a school, grocery store, fuel, Vet Clinic, etc. Bi-Level Home with developed basement and double attached heated garage. Total 3 bedroom, 2 bath home with room for extra development in the huge basement family room. Home comes with newer Appliances, '20yr large Hot Water tank, Water Softener, '18yr Magna Flow water system & pressure tank. New Septic pump in 2019, Metal House & garage Roof in 2020, and New large L-Shaped Deck in 2019. Acreage is fully fenced and comes with red garden shed, plus 8' x 12' Chicken COOP. MCSNet Tower on property pays \$100/mth (which covers good portion of taxes) plus gives Free Internet Service. Well Treed and private, this property won't last long. Quick possession can be accommodated.



Built in 1983

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2201319 |
| Price | \$349,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |

| | |
|----------------|----------------------------------|
| Full Baths | 2 |
| Square Footage | 1,071 |
| Acres | 4.47 |
| Year Built | 1983 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------------|
| Address | Ptn. Of Nw 9-53-4-w4, 531043 Hwy 893 |
| Subdivision | NONE |
| City | Dewberry |
| County | Vermilion River, County of |
| Province | Alberta |
| Postal Code | T0B 1G0 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Storage |
| Appliances | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Water Softener, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Other |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Private Entrance, Private Yard |
| Lot Description | Back Yard, Private, Treed |

| | |
|--------------|-------|
| Roof | Metal |
| Construction | Mixed |
| Foundation | Wood |

Additional Information

| | |
|----------------|-------------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 110 |
| Zoning | Business & Services (B) |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Vermilion |
|----------------|--------------------------------|

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