

# \$1,075,000 - 2 Morning Gold Estates, Rural Vermilion River, County of

---

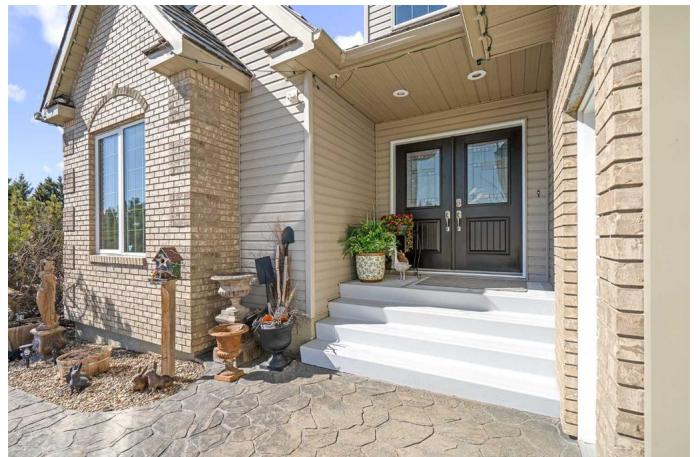
MLS® #A2201435

**\$1,075,000**

4 Bedroom, 4.00 Bathroom, 2,315 sqft  
Residential on 2.99 Acres

Morning Gold Estates (SW), Rural Vermilion River, County of, Alberta

Acreage living at its best! This beautiful custom-designed home has a stunning landscape and a large shop with guest house. The 3-acre property is nestled in Morning Gold Estates, a gorgeous area that boasts gently rolling hills, nearby ponds, and mature evergreen trees. The main house is an immaculate 4-bedroom, 3.5-bathroom home with all the luxury a custom designed home deserves. Opening the door into a spacious foyer, this bright and beautiful 2,300 square foot 2-storey home is styled in timeless neutrals and classic black accents. You are welcomed by an impressive 18-foot floor-to-ceiling entrance detailed with custom accents, along with a gorgeous, curved staircase and amazing features like arched entries and artisan glass windows. Filled with natural light the large kitchen and dining area has an open-concept design that overlooks the outdoor view. Each room in the house has been thoughtfully designed, making this home a true retreat. Outside, be prepared to fall in love with the stunning landscape. This property has the peaceful, park-like serenity that comes with acreage living. A large 36' x 40' detached, 4-car garage/shop is situated to the west of the main house. A spacious 2-bedroom, 1 bathroom guest house rests above the shop. This incredible property is located 10 minutes west of Lloydminster;



paved roads will bring you to the front gates of this executive property. This acreage is exceptional!

Built in 1998

### **Essential Information**

MLS® #	A2201435
Price	\$1,075,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,315
Acres	2.99
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	2 Morning Gold Estates
Subdivision	Morning Gold Estates (SW)
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 0M2

### **Amenities**

Parking Spaces	10
Parking	Triple Garage Attached, Triple Garage Detached
# of Garages	6

### **Interior**

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Corner Lot, Garden, Gazebo, Gentle Sloping, Irregular Lot, Lawn, Paved, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Cedar, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	158
Zoning	ACR

## Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.