

# \$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 90s (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	301
Zoning	CR

**Listing Details**

Listing Office	Vermilion Realty
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