

\$1,095,950 - 484046 Rr20, Rural Vermilion River, County of

MLS® #A2252721

\$1,095,950

5 Bedroom, 3.00 Bathroom, 1,815 sqft
Residential on 0.00 Acres

NONE, Rural Vermilion River, County of, Alberta

Welcome to your private 5-acre retreat, just 12 minutes from the city on paved roads. This stunning 1800+ sq ft home offers a wrap-around composite deck, Hardie board siding with stone accents, and a spacious floor plan designed for comfort and entertaining.

Inside, the gourmet kitchen features a massive island with prep sink, walk-in pantry, Electrolux side-by-side fridge/freezer, 6-burner gas stove, and double convection ovens. The main floor includes a cozy two-way fireplace, heated foyer floors, a convenient powder room and laundry, plus a luxurious primary suite with deck access, walk-in closet, and spa-like ensuite with heated floors, jacuzzi tub, and rainfall shower.

The walkout basement boasts 9-ft ceilings, surround sound wiring, a wood-burning fireplace, 4 large bedrooms, 5-piece bath, additional laundry hookups, and generous storage. Additional features include central A/C, ICF foundation, wired hot tub hook-up, and recent updates (shingles & water heater 2020, water softener 2024).

Outdoors, enjoy landscaped grounds with fruit trees, firepit, 2 sheds, above-ground watering lines, underground dog fencing, and ample gravel parking for semis or RVs. A 3,600 sq ft



shop with three 16x14 doors, 18-ft ceilings, heated 24x46 workshop/garage, and large unheated storage area completes this exceptional property.

Built in 2013

Essential Information

MLS® #	A2252721
Price	\$1,095,950
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,815
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	484046 Rr20
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V3K5

Amenities

Parking	Triple Garage Detached
# of Garages	7

Interior

Interior Features	See Remarks
Appliances	Built-In Refrigerator, Dishwasher, Microwave Hood Fan, Stove(s), Washer/Dryer, Oven-Built-In
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	August 31st, 2025
Days on Market	40
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.