

# \$560,000 - 523020 Range Road 70, Rural Vermilion River, County of

MLS® #A2188397

**\$560,000**

3 Bedroom, 3.00 Bathroom, 1,647 sqft  
Residential on 38.96 Acres

NONE, Rural Vermilion River, County of, Alberta

This stunning secluded property offers 39 acres of land and a charming 1,647 sq ft two-storey home built in 2013. Upon entering, you're welcomed by a spacious foyer that leads into the living room, featuring large windows and 17 ft ceilings on either side of the wood burning fireplace. The kitchen is fully equipped with all appliances, including a new induction oven, a walk-in pantry and a main-floor laundry room for added convenience. Upstairs, you'll find the primary bedroom with a walk-in closet and a luxurious 5-piece ensuite that boasts a jetted tub and tranquil views. There's a second bedroom on this level along with a linen closet. The unfinished ICF basement has a bedroom, storage room and a 3-piece bathroom with options of adding your ideal touches, like an extra bedroom or office. The property has central air conditioning, an HRV (heat recovery ventilator) system that circulates fresh air throughout the home, reverse osmosis water filtration at the kitchen tap and a propane tank providing reliable year-round heating with only one refill needed annually. Utility bills are minimal, limited to power and internet if desired. Step outside and enjoy the piece and quiet of acreage life. Simply set up for livestock with corrals and shelter in place. There is a heated 32' x 30' shop featuring recent R36 roof insulation, an attached office



currently used as a tool room, 220-volt outlets and a 14' x 14' powered door, next to the shop is a 40' x 46' cold storage building with sliding doors. Conveniently, the school bus picks up and drops off right in the yard - a perfect feature for families! If you've been thinking about country life, this is the perfect opportunity to make it yours!

Built in 2013

### Essential Information

MLS® #	A2188397
Price	\$560,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,647
Acres	38.96
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

### Community Information

Address	523020 Range Road 70
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X2B1

### Amenities

Parking	Driveway, Parking Pad
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### Interior

Interior Features	Kitchen Island, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Central Air Conditioner, Dryer, Garburator,

	Induction Cooktop, Microwave, Washer
Heating	Forced Air, Fireplace(s), Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Circulating, Glass Doors, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard, RV Hookup, Storage
Lot Description	Front Yard, Garden, Pasture, Private, Seasonal Water, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

## Additional Information

Date Listed	January 26th, 2025
Days on Market	240
Zoning	CR-A

## Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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