

\$549,900 - 13045 Hwy 16e & King Street, Rural Vermilion River, County of

MLS® #A2179738

\$549,900

4 Bedroom, 2.00 Bathroom, 1,363 sqft
Residential on 3.08 Acres

NONE, Rural Vermilion River, County of, Alberta

3.08 Acres with a park like setting. 1363 Sq./ft bungalow with 4 bedrooms and 2 bathrooms. This home features a large living room, bedroom, bathroom on the main entry level. The upper raised level includes a kitchen, dining area, 3 large bedrooms and a full bathroom. Dining room access to the tiered deck in the rear. You'll also find a front deck off the primary bedroom. The basement is unfinished with a laundry area and utility area. There are 2-50 Gal. Hot water tanks replaced in 2021, Shingles replaced in 2020. In floor heat "ready" lines. The attached Double garage features a separate interior workshop. The exterior features a single detached garage and numerous sheds for storage. Only 1 mile West of Lloydminster. Zoned M (Medium Industrial) current primary use as Residential. Lots of potential if you're looking for space to add a shop or outbuildings.



Built in 1959

Essential Information

MLS® #	A2179738
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	1,363
Acres	3.08
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	13045 Hwy 16e & King Street
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B0L0

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	6
Parking	Double Garage Attached, Single Garage Detached
# of Garages	3

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Portable Dishwasher, Refrigerator, Washer/Dryer, Water Softener
Heating	In Floor Roughed-In, Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Storage
Lot Description	Few Trees, Gentle Sloping, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2024
Days on Market	239
Zoning	M

Listing Details

Listing Office	REAL ESTATE CENTRE
----------------	--------------------



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.