

# \$125,000 - Lot 1 Nw 24-52-2-4, Rural Vermilion River, County of

---

MLS® #A2196397

**\$125,000**

0 Bedroom, 0.00 Bathroom,  
Land on 9.59 Acres

NONE, Rural Vermilion River, County of,  
Alberta

Build your dream home on this mature yardsite of 9.59 titled acres, located 10 KM east of Marwayne, AB just off Highway #45 in the County of Vermilion River and only 35 KM from Lloydminster. Power, gas, and a new septic tank on site. GST applies. Caution: as with any vacant rural property, if entering to view please be alert to abandoned wells or other potential hazards.



## Essential Information

MLS® #	A2196397
Price	\$125,000
Bathrooms	0.00
Acres	9.59
Type	Land
Sub-Type	Residential Land
Status	Active

## Community Information

Address	Lot 1 Nw 24-52-2-4
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

## Amenities

Utilities                      Natural Gas Available

### **Additional Information**

Date Listed                  February 24th, 2025

Days on Market            161

Zoning                        CR1

### **Listing Details**

Listing Office               RE/MAX OF LLOYDMINSTER

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.