

\$749,900 - 522053 Rr40, Rural Vermilion River, County of

MLS® #A2243173

\$749,900

4 Bedroom, 3.00 Bathroom, 2,405 sqft
Residential on 21.00 Acres

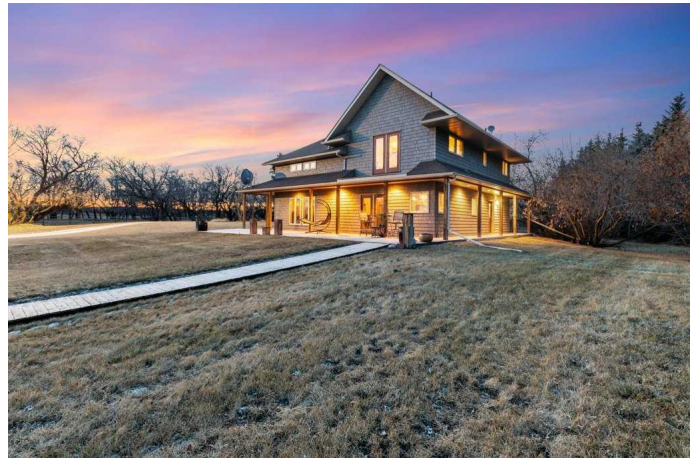
NONE, Rural Vermilion River, County of, Alberta

Country living in a desirable farming area just west of Marwayne this private 21 acre property consists of a 2,400 sq ft home with a large 80 x 32 heated detached garage with concrete floor an extra 20 x 80 space, and a 12x 48 shelter off the back, a heated 72 x 30 barn the is perfect to some livestock. This property is totally fenced and cross fenced. This custom build home from 2009 is a storey and a half with 4 bedrooms and 3 bathroom features open concept, lots of light, and vaulted ceiling, the main floor features a stunning kitchen with stone counter tops large island, gas stove, built in oven, and lots of storage. The living room has vaulted ceilings with many windows to sit and enjoy the immaculate private mature yard. The master bedroom has a oversized 2 man jetted tub with double sinks and a walk in closet with laundry. Downstairs is heated floors with 2 more bedrooms and a 3 piece bathroom with a living room. There is heat on demand, A/C, a generator built in its own shed to power the whole house , drilled well, and lots of extras. This place is so nice, come and check it out.

Built in 2009

Essential Information

MLS® # A2243173



Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,405
Acres	21.00
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	522053 Rr40
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

Amenities

Parking	220 Volt Wiring, Heated Garage, Oversized, Quad or More Detached
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Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Stone Counters, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Oven-Built-In
Heating	In Floor, Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Entrance, Private Yard
Lot Description	Farm, Front Yard, Landscaped, Lawn, No Neighbours Behind, Pasture, Brush, Cleared, Seasonal Water, Yard Lights
Roof	Asphalt Shingle

Construction	ICFs (Insulated Concrete Forms), See Remarks
Foundation	ICF Block

Additional Information

Date Listed	July 24th, 2025
Days on Market	81
Zoning	AG

Listing Details

Listing Office	eXp Realty (Lloyd)
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