

\$695,000 - 513006 62 Range, Rural Vermilion River, County of

MLS® #A2180904

\$695,000

4 Bedroom, 3.00 Bathroom, 2,541 sqft
Residential on 4.99 Acres

NONE, Rural Vermilion River, County of, Alberta

GREAT VALUE: Motivated Sellers, Don't Miss Out! Private Country Acreage to enjoy throughout the Year! Beautiful setting during all Seasons. Built in 2013 - this One level 4 Bed/3 Bath home with 10ft ceilings has a very functional floorplan, quality interior & exterior finishing, stainless steel kitchen appliances and an attached heated double garage. Home also includes a large west facing covered deck that is positioned to watch the sun retire in the evenings. Property also includes a large professionally built multi-purpose building. Your choice to use for a home-based business, for trades, hobbies &/or car space. Building also has extra storage and an attached heated single car garage that serves very well as a workshop. Yard is well treed and has a circular treated wood rail fence along the inside, with a separate 4 wire barb fence on the outside square perimeter of the property. Comes with two 8'x12' sheds, plus a 10' x 24' open face shelter with an enclosed 8' x 10' tack or feed room. Adjacent pen also has an automatic stock waterer. If you enjoy Country Life, a beautiful yard, Quality Home plus extra garage space; then this could be your chance to Live the Dream! Garden, lawns, and space for pets as well. This well designed property could generate cash flow to help cover costs or simply be enjoyed in a multitude of ways! Come have a look and see for yourself!



Built in 2013

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2180904 |
| Price | \$695,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,541 |
| Acres | 4.99 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 513006 62 Range |
| Subdivision | NONE |
| City | Rural Vermilion River, County of |
| County | Vermilion River, County of |
| Province | Alberta |
| Postal Code | T9X 2B1 |

Amenities

| | |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Heated Garage, Parking Pad, Driveway, Garage Faces Front, Other, Single Garage Detached |
| # of Garages | 6 |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner, Water Purifier, Water Softener |
| Heating | Forced Air, Natural Gas, Electric |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |

| | |
|------------|-----------------------|
| Fireplaces | Electric, Living Room |
| Basement | None |

Exterior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard, Storage, Dog Run, Kennel |
| Lot Description | Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped, Many Trees, Private, Treed, Corners Marked, Dog Run Fenced In, Pasture, Square Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Slab |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 25th, 2024 |
| Days on Market | 166 |
| Zoning | Country Residential |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Vermilion |
|----------------|--------------------------------|

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