

\$539,900 - 510045 Rr32, Rural Vermilion River, County of

MLS® #A2194489

\$539,900

4 Bedroom, 3.00 Bathroom, 1,389 sqft
Residential on 4.99 Acres

NONE, Rural Vermilion River, County of, Alberta

Take a look at this beautiful acreage nestled in peace and privacy. Enjoy your 5 acres of land completely enclosed in a perimeter of mature trees and manicured yard. This is the perfect country home, a 1390 square foot house, attached double garage, and full shop are sure to check all the boxes. A 1993 bungalow that has been so well maintained and cared for. A one owner property is a rare find, the original owners put extra care and attention into the custom layout. There are 4 bedrooms and 3 full baths, a large bonus room can easily be made into a 5th bedroom. All the triple pane windows provide tons of daylight, a large kitchen and dining room are the heart of the house. A south facing and large front living room is the perfect place to relax and enjoy. The entire house has seen constant upgrades including Brand NEW shingles (2024), all new plumbing (2024), high efficiency furnace (2021), complete bathroom remodel (2023), light fixtures (2022), and many new appliances. The basement provides 2 bedrooms, bonus room, full bathroom and a great family room. An oversized attached heated garage (23x26 with radiant heat) has room for all your storage plus you can fit the large trucks into it. On top of that there is a 30x40 shop for every hobby, toy, project, vehicle or anything else you desire to have shop space for. This property is a rare find



located minutes from the great small town of Kitscoty. There is true country views and a peace and quiet to be found here. One of kind, and a forever home.

Built in 1993

Essential Information

MLS® #	A2194489
Price	\$539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,389
Acres	4.99
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	510045 Rr32
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

Amenities

Parking	Double Garage Attached, Gravel Driveway, Heated Garage, Concrete Driveway, Insulated
# of Garages	2

Interior

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Fire Pit
Lot Description	Garden, Irregular Lot, Lawn, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 13th, 2025
Days on Market	81
Zoning	ACR

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

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.