

# \$1,125,000 - 2 Morning Gold Estates, Rural Vermilion River, County of

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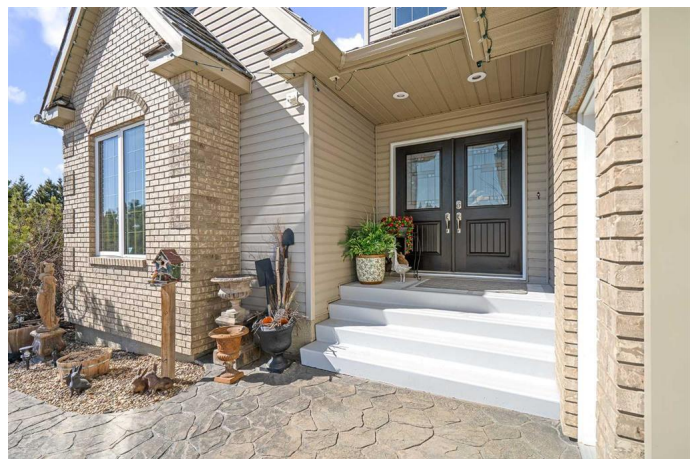
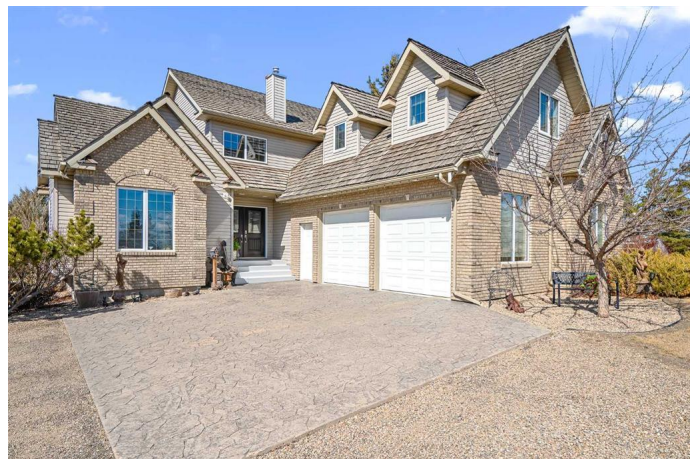
MLS® #A2201435

**\$1,125,000**

4 Bedroom, 4.00 Bathroom, 2,315 sqft  
Residential on 2.99 Acres

Morning Gold Estates (SW), Rural Vermilion River, County of, Alberta

Acreage living at its best! This beautiful custom-designed home has a stunning landscape and a large shop with guest house. The 3-acre property is nestled in Morning Gold Estates, a gorgeous area that boasts gently rolling hills, nearby ponds, and mature evergreen trees. The main house is an immaculate 4-bedroom, 3.5-bathroom home with all the luxury a custom designed home deserves. Opening the door into a spacious foyer, this bright and beautiful 2,300 square foot 2-storey home is styled in timeless neutrals and classic black accents. You are welcomed by an impressive 18-foot floor-to-ceiling entrance detailed with custom accents, along with a gorgeous, curved staircase and amazing features like arched entries and artisan glass windows. Filled with natural light the large kitchen and dining area has an open-concept design that overlooks the outdoor view. Each room in the house has been thoughtfully designed, making this home a true retreat. Outside, be prepared to fall in love with the stunning landscape. This property has the peaceful, park-like serenity that comes with acreage living. A large 36' x 40' detached, 4-car garage/shop is situated to the west of the main house. A spacious 2-bedroom, 1 bathroom guest house rests above the shop. This incredible property is located 10 minutes west of Lloydminster;



paved roads will bring you to the front gates of this executive property. This acreage is exceptional!

Built in 1998

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2201435                         |
| Price          | \$1,125,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,315                            |
| Acres          | 2.99                             |
| Year Built     | 1998                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 2 Morning Gold Estates           |
| Subdivision | Morning Gold Estates (SW)        |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T9V 0M2                          |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 10                                             |
| Parking        | Triple Garage Attached, Triple Garage Detached |
| # of Garages   | 6                                              |

### Interior

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

|                 |                |
|-----------------|----------------|
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 2              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                                                                            |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Garden, Gazebo, Gentle Sloping, Irregular Lot, Lawn, Paved, Treed, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                                     |
| Construction      | Brick, Cedar, Vinyl Siding                                                                                                          |
| Foundation        | Poured Concrete                                                                                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 51               |
| Zoning         | ACR              |

## Listing Details

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

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