

\$449,000 - 49 Grandview Crescent, Rural Vermilion River, County of

MLS® #A2242185

\$449,000

3 Bedroom, 2.00 Bathroom, 1,119 sqft
Residential on 4.99 Acres

Grandview Estate, Rural Vermilion River,
County of, Alberta

Peaceful Country Home Property located only 7 miles on pavement from Vermilion, AB. Beautiful south view from both upper and lower decks. This house feels spacious because it has 9 ft. ceiling upstairs and in the walkout basement. Residence currently has 3 bedrooms & 2 spacious bathrooms. Space in basement to add a 4th bedroom or perhaps a separate basement living area with "nook corner" already wired and rough-in plumbed to accommodate the development of a natural lite Kitchenette or Office. Upper and Lower large decks are setup to have sun or shade at all times for ultimate comfort. Outdoors you can "lose yourself" in this natural park-like oasis with numerous special Trees & Shrubs of various species, including excellent Fruit Varieties. Excellent Utilities include: Great Water Well, Trouble free Septic system, Power and Natural Gas. If you love to hike, walk, snowshoe or cross country ski, there are several trails to enjoy on this 4.99 acre well treed acreage. Grandview Estates also has an excellent paved circle drive if you like to walk, jog ,or go for pleasant bike rides. Don't delay, now is your time to step forward with this 1 of a kind well developed property. Must be viewed to be fully appreciated.

Built in 2007



Essential Information

MLS® #	A2242185
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	4.99
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	49 Grandview Crescent
Subdivision	Grandview Estate
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 2B5

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Chandelier
Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	July 23rd, 2025
Days on Market	13
Zoning	Country Residential-Multi

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.