

# \$125,000 - Lot 1 Nw 24-52-2-4, Rural Vermilion River, County of

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MLS® #A2196397

**\$125,000**

0 Bedroom, 0.00 Bathroom,  
Land on 9.59 Acres

NONE, Rural Vermilion River, County of,  
Alberta

Build your dream home on this mature yardsite of 9.59 titled acres, located 10 KM east of Marwayne, AB just off Highway #45 in the County of Vermilion River and only 35 KM from Lloydminster. Power, gas, and a new septic tank on site. GST applies. Caution: as with any vacant rural property, if entering to view please be alert to abandoned wells or other potential hazards.



## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2196397         |
| Price     | \$125,000        |
| Bathrooms | 0.00             |
| Acres     | 9.59             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | Lot 1 Nw 24-52-2-4               |
| Subdivision | NONE                             |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T0B 2X0                          |

## Amenities

Utilities                      Natural Gas Available

### **Additional Information**

Date Listed                  February 24th, 2025

Days on Market            182

Zoning                        CR1

### **Listing Details**

Listing Office               RE/MAX OF LLOYDMINSTER

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