

# \$140,000 - 504047 Range Road 80, Rural Vermilion River, County of

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MLS® #A2197092

**\$140,000**

0 Bedroom, 0.00 Bathroom,  
Land on 5.05 Acres

NONE, Rural Vermilion River, County of,  
Alberta

5.05 Acres of Country Living â€” Build Your  
Dream Home!

Discover the perfect blend of privacy and convenience with this 5.05-acre property, ideally located just off Highway 16 on Claysmore Road. Whether you're looking to build your dream home, start a hobby farm, or simply enjoy the beauty of country living, this land offers endless possibilities.

- Mature Trees & Partial Fencing â€” A mix of established trees provides natural beauty and privacy, while the partially fenced property adds flexibility for future development.
- 26 x 40 Insulated Shop with Mezzanine â€” This spacious, insulated shop offers plenty of room for storage, a workshop, or business use.
- Prime Location â€” Enjoy the peace and quiet of rural life while remaining close to major roadways for easy commuting.

This is a rare opportunity to own a versatile piece of land in a desirable location.

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2197092  |
| Price  | \$140,000 |



|           |                  |
|-----------|------------------|
| Bathrooms | 0.00             |
| Acres     | 5.05             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 504047 Range Road 80             |
| Subdivision | NONE                             |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T9X 1Y8                          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 25th, 2025 |
| Days on Market | 79                  |
| Zoning         | CR                  |

### Listing Details

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

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