

# \$349,900 - 12046 Twp 524, Rural Vermilion River, County of

MLS® #A2217991

**\$349,900**

2 Bedroom, 2.00 Bathroom, 2,388 sqft  
Residential on 2.00 Acres

NONE, Rural Vermilion River, County of, Alberta

Discover your prairie paradise just 26 km from Lloydminster! This solid, ICF-constructed home, built on below grade concrete footings, offers over 2,300 sq ft of living space with breathtaking views of the Alberta prairies and Probert Lake. Designed for durability and ready for your finishing touches, this home features a private yard and a 26x30 shop and is fully fenced and cross-fenced. The beautifully landscaped yard includes mature trees, shrubs, and garden areas, perfect for outdoor enthusiasts. With an efficient wall furnace heating system and a central temp cast gas fireplace and convenient main floor laundry, this property blends practicality with potential. Don't miss the opportunity to make this serene and spacious property your own. 3D Virtual Tour Available!

Built in 1998

## Essential Information

MLS® #	A2217991
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,388
Acres	2.00



Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	12046 Twp 524
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

### Amenities

Parking	Double Garage Detached, 220 Volt Wiring, Gravel Driveway, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Jetted Tub, Kitchen Island, Walk-In Closet(s), Sump Pump(s)
Appliances	Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Satellite TV Dish
Heating	Natural Gas, Wall Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Unfinished, See Remarks

### Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Garden, Treed
Roof	Metal
Construction	Vinyl Siding, ICFs (Insulated Concrete Forms)
Foundation	Perimeter Wall

### Additional Information

Date Listed	May 9th, 2025
Days on Market	58
Zoning	ACR

## **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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.