# \$625,000 - Nw-24-48- 2-w4, Rural Vermilion River, County of

MLS® #A2219403

# \$625,000

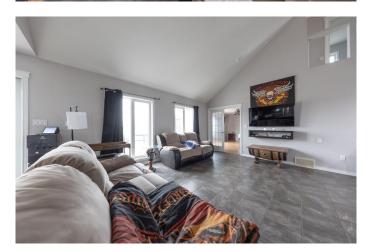
4 Bedroom, 4.00 Bathroom, 2,320 sqft Residential on 8.45 Acres

NONE, Rural Vermilion River, County of, Alberta

Nestled on 10 expansive acres just 15 minutes from the city of Lloydminster, this stunning 4-bedroom, 3.5-bathroom home perfectly blends modern convenience with serene country livingâ€"all accessible by paved roads. From the moment you step inside, you're greeted with an abundance of natural light streaming through south-facing windows, highlighting the rich hardwood and tile flooring throughout. The main floor boasts a massive chef's kitchen with a gas cooktop, ample cabinetry, and generous counter space, making it the ideal setting for culinary adventures and family gatherings. For added convenience, both the main floor and the partially finished walk-out basement feature their own laundry areas. The walk-out basement is designed for relaxation and entertainment, complete with a built-in infrared sauna for those moments when you want to unwind. Practicality meets luxury with a triple attached garage and a large detached storage/garage, offering endless space for vehicles, equipment, or hobbies. The home is equipped with air conditioning to keep you cool in the summer months, while the vast outdoor space provides limitless possibilities for outdoor activities, gardening, or simply soaking in the peace and quiet. This property is more than just a houseâ€"it's a lifestyle, offering the perfect escape from the bustle of city life







while keeping you close to all the amenities you need.

## Built in 2008

# **Essential Information**

MLS® # A2219403 Price \$625,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,320 Acres 8.45 Year Built 2008

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address Nw-24-48- 2-w4

Subdivision NONE

City Rural Vermilion River, County of

County Vermilion River, County of

Province Alberta
Postal Code T9V1E9

#### **Amenities**

Parking Quad or More Detached, Triple Garage Attached

# of Garages 3

# Interior

Interior Features French Door, Open Floorplan, Vinyl Windows, Vaulted Ceiling(s)

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features BBQ gas line, Garden, Storage

Lot Description Many Trees

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed May 13th, 2025

Days on Market 103

Zoning Acreage

# **Listing Details**

Listing Office LPT Realty

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