

# **\$575,000 - 48 Lakeview Estates, Rural Vermilion River, County of**

---

MLS® #A2227974

**\$575,000**

5 Bedroom, 3.00 Bathroom, 1,414 sqft  
Residential on 2.59 Acres

Lakeview Estates, Rural Vermilion River,  
County of, Alberta

Welcome to Lakeview Estates, one of the most sought-after acreage communities near Lloydminster! This stunning 2008 bungalow offers the perfect balance between peaceful country living and easy access to city amenities. With over 1,440 sq. ft. of beautifully designed living space on the main floor and a fully finished basement, this home is ideal for families of all shapes and sizes. Step inside and you'll be greeted by an open-concept layout that seamlessly connects the kitchen, dining room, and east-facing living room – perfect for hosting gatherings or enjoying cozy family evenings. The main floor showcases rich hardwood flooring and dark tile accents in the kitchen and bathrooms, creating a warm, modern feel throughout. Enjoy the convenience of main-floor laundry just off the kitchen, and three spacious bedrooms on the main level, including a generously sized primary suite. The bright and expansive basement features large, eye-level windows that flood the space with natural light. You'll find a massive family room, two additional oversized bedrooms, and a full bathroom, making this lower level as functional as it is inviting. Car enthusiasts and hobbyists will appreciate the triple attached garage, fully insulated and heated, complete with custom shelving and a full mezzanine for maximum storage potential. Outside, the beautifully



landscaped yard is your retreat, offering panoramic views, a tiered rear deck, and a cozy firepit area – perfect for relaxing or entertaining under the stars. Whether you're looking to escape the city hustle or create your dream family home, this property offers unmatched value and comfort in a prime location. Don't miss your chance to own this exceptional acreage – schedule your private showing today! Check out the 3D virtual tour!

Built in 2008

**Essential Information**

MLS® #	A2227974
Price	\$575,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,414
Acres	2.59
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	48 Lakeview Estates
Subdivision	Lakeview Estates
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 3A1

**Amenities**

Parking Spaces	10
Parking	Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, RV Access/Parking, Triple Garage Attached

# of Garages 3

### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Floor Furnace, Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Fire Pit, Private Yard, Storage

Lot Description Corner Lot, Garden, Irregular Lot, Landscaped, Lawn, Private, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

### Additional Information

Date Listed June 6th, 2025

Days on Market 45

Zoning CR

### Listing Details

Listing Office CENTURY 21 DRIVE

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.