

# \$689,900 - 96 Whitetail Drive, Rural Vermilion River, County of

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MLS® #A2247752

**\$689,900**

4 Bedroom, 3.00 Bathroom, 1,683 sqft  
Residential on 2.00 Acres

Deerfoot Estates (SW), Rural Vermilion River,  
County of, Alberta

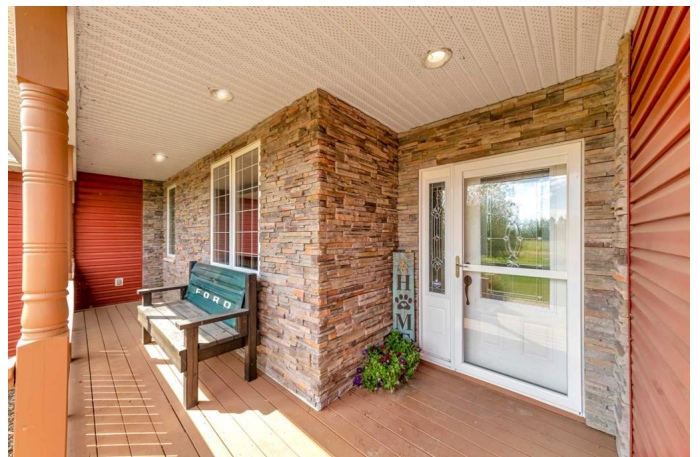
Welcome to 96 Whitetail Avenue, Deerfoot  
Estates – A Slice of Acreage Paradise

Set on two beautifully manicured acres, this stunning home offers over 1,600 sq ft of thoughtfully designed living space with a heated, oversized double garage—complete with sump, hot/cold taps, and plenty of room for your toys.

Inside, you™re welcomed by 9 ceilings, rich finishes, and a warm, inviting living room featuring a stone-faced gas fireplace. The heart of the home is the chef-inspired kitchen with quartz countertops, a butler™s pantry, and main floor laundry, which adds convenience to everyday living.

The spacious primary suite includes a custom walk-in closet and built-in storage units, plus a 3-piece ensuite with a custom walk-in shower. Downstairs, the finished basement boasts two additional bedrooms, a large family room, a 2-piece bath with room to add a shower, and ample storage space.

Step outside and enjoy covered front and back decks, a patio, paved driveway, garden area with sink access, two sheds, a wood shed, and a cozy firepit. The yard is filled with mature trees—including apple, cherry, and



crabapple”and room to roam.

Other highlights include central A/C, reverse osmosis and a prime location in a beautfiul subdivision just minutes from city limits. 3D Virtual Toru Available!

Built in 2006

Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2247752                         |
| Price          | \$689,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,683                            |
| Acres          | 2.00                             |
| Year Built     | 2006                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 96 Whitetail Drive               |
| Subdivision | Deerfoot Estates (SW)            |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T9V 3B4                          |

Amenities

|              |                                                                              |
|--------------|------------------------------------------------------------------------------|
| Parking      | Asphalt, Double Garage Attached, Insulated, RV Access/Parking, Drive Through |
| # of Garages | 2                                                                            |

Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s), Wired for Sound                   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | Central Air                                                                                                |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas                                                                                                        |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

## Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit                                                                             |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                                           |
| Foundation        | Wood                                                                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 3                 |
| Zoning         | CR-M              |

## Listing Details

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

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