

**503050 RR 50**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2218236**

**\$319,900**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b> 1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 1
<b>Garage:</b>	None	
<b>Lot Size:</b>	19.06 Acres	
<b>Lot Feat:</b>	Garden, Greenbelt, Lawn, Private	
<b>Heating:</b>	Forced Air	<b>Water:</b> Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b> Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b> -
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b> -
<b>Exterior:</b>	Mixed	<b>Zoning:</b> CR-A
<b>Foundation:</b>	Wood	<b>Utilities:</b> -
<b>Features:</b>	Ceiling Fan(s), Storage, Vinyl Windows	
<b>Inclusions:</b>	N/A	

Acreage Alert! This 19 acre parcel supplies a 80's bungalow (1,040 Sq Ft) with new vinyl windows, a 40' x 28' barn with stalls, as well as cross fencing and multiple sheds. Situated roughly 15 minutes from Vermilion, AB (East) or 10 minutes from Kitscoty, AB (West.) The home provides main-floor laundry as well as a renovated bathroom while the unfinished basement gives a blank slate to work with (2nd bathroom roughed-in.) An absolute TON of potential in this one. Immediate possession available.