

**514004 Range Road 41**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2222963**



**\$219,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	501 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, RV Access/Parking, Unpaved		
<b>Lot Size:</b>	4.47 Acres		
<b>Lot Feat:</b>	Garden, Lawn, Many Trees, Pasture		

<b>Heating:</b>	Fireplace(s), Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	26-51-4-W4
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Res/Ag
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Satellite
<b>Features:</b>	Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** Garden tractor

Escape to the country and embrace peaceful, self-sufficient living on this beautifully maintained 4.47-acre acreage for sale near Kitscoty and Islay, Alberta—just 30 minutes from Lloydminster and 25 minutes from Vermilion. Whether you’re dreaming of a cozy homestead, a weekend getaway, or future expansion, this property offers versatility, comfort, and room to grow. The Home: Built in 2015, the year-round tiny home provides approximately 500 sq. ft. of efficient living space with a durable metal roof and low-maintenance vinyl siding. Inside, you’ll find: Bright open-concept living and dining area with a cozy natural gas fireplace; Full-size kitchen with gas stove, refrigerator, range hood, and generous counter space; Dedicated sleeping area with queen-sized platform bed and built-in storage; Three custom-built double bunks for kids, guests, or extra storage; Spacious 3-piece bathroom with cubbies, closet, and direct access to a laundry/utility room; Mechanical Systems (Updated & Reliable); Natural gas hot water heater; Water softener & reverse osmosis system (installed Sept. 2024); Strong well producing approx. 5 gallons per minute; Outbuildings & Property Highlights: 30’ x 40’ Quonset — ideal for storage, equipment, or livestock conversion; 40’ x 9’ sea can with built-in workbench for secure storage; Fully fenced & partially cross-fenced for animals or hobby farming; RV hookup and outdoor hot/cold water taps; Levelled terrain — perfect for a garden, greenhouse, or future outbuildings. A Gardener’s Dream: Grow your own food on the 150’ x 50’ garden plot, already producing raspberries, strawberries, garlic, asparagus, and more. A rare opportunity for sustainable living, right in your own backyard. This acreage blends country charm with modern convenience,

offering a unique chance to live simply and sustainably while staying connected to nearby communities. ? Move-in ready tiny home ?  
Excellent location near Lloydminster & Vermilion ? Turn-key acreage with outbuildings & garden Don't miss your chance to own  
this ready-to-go rural gem. Contact your REALTOR® today to schedule a private showing!