

**505033 80 Range**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2234051**



**\$549,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	12.50 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped, Lawn, Private, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	31-50-7-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**LOCATION! LOCATION! LOCATION!** Just a short 10 minutes out of Vermilion this absolutely gorgeous acreage is on a spacious 12.5 Acre Parcel! Did you see that 3 car garage? This is an opportunity that can't be missed! This beautiful home is ready for a new owner to make it their own. You can find a Green House, Garden Shed, Tool Shed and Two Metal Quonsets on the property as well! A Bunk House is negotiable. Ideal acreage living at an affordable price! Come view this property today!