

**513006 62 Range Road
Rural Vermilion River, County of, Alberta****MLS # A2237032****\$649,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,546 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	4.99 Acres		
Lot Feat:	Corner Lot, Corners Marked, Dog Run Fenced In, Fruit Trees/Shrub(s), Gazel		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	22-51-6-W4
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Slab	Utilities:	-
Features:	Central Vacuum, Chandelier, High Ceilings, Open Floorplan, Storage		

Inclusions: n/a

Discover the perfect balance of comfort, functionality, and rural charm with this well-kept 4-bedroom, 3-bathroom bungalow situated on a private 4.99-acre parcel. Whether you're looking for space to raise a family, room for animals, or a property with potential for multi-uses, this one checks all the boxes. Inside, the home features a bright, open kitchen with plenty of cabinetry and prep space — perfect for family meals and entertaining. The adjacent spacious living room is warmed by a decorative electric fireplace, creating a cozy focal point for gatherings. A bonus room offers flexible space for a home office, playroom, or craft area. All four bedrooms are conveniently located on the main floor, including one with a Jack and Jill bathroom — ideal for siblings or guests. Step outside onto the large walk-out deck, where you can take in beautiful views of your private acreage — ideal for summer BBQs or peaceful morning coffee. A major highlight of this property is the large multi-functional outbuilding, currently used as a dog kennel and grooming facility. It features a workshop with an overhead garage door, and offers excellent potential for conversion into a secondary suite (would be subject to approval and permitting by the County of Vermilion River), studio for music or art, or home-based business- the possibilities are endless. Outdoor Features Include: Fenced paddock with livestock waterer — ready for horses or small livestock, property is cross fenced; Shelter building with additional storage; Garden area — ideal for growing your own produce and plenty of fruit trees including raspberries; Double attached garage with ample parking and circular driveway; School bus picks up right at the gate Additional Highlights: Quiet, scenic rural setting with room to expand; Ideal for hobby farming, homesteading, or quiet country living; Move-in ready

with a practical but beautiful layout and well-designed spaces. This property offers space to grow, inside and out. Don't miss this unique opportunity — book your private showing today!