

**74 Blackfoot Road
Rural Vermilion River, County of, Alberta****MLS # A2245166****\$559,900**

Division:	Morning Gold Estates (SW)		
Type:	Residential/House		
Style:	2 Storey Split, Acreage with Residence		
Size:	1,935 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	3.01 Acres		
Lot Feat:	Irregular Lot, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	ACR
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan		

Inclusions: Reverse Osmosis Hookup, Natural Gas BBQ Hookup, Hot tub

THIS IS THE ONE YOU HAVE BEEN WAITING FOR.... Super clean home with a lot of space or your family, and tucked within one of the nicest acreage subdivisions near Lloydminster- Huge added benefit with a double attached garage and an detached oversized 28' by 28' garage. No gravel to drive getting to this acreage- pavement and hard surface roads all the way. This mature yard gives privacy where some newer acreages may lack- you will love the space, you will love the lifestyle and the mature tree lined property. If you desire a quiet, relaxing place to raise your family, then you will want to visit this property. There is no deferred maintenance here, there are three bedrooms on the upper level and 2 bathrooms and 2 bedrooms on the lower level. There is a 1/2 bath on the second level and a walk-through access to the outside. The main floor has a wood burning fireplace in the living room, breakfast eating area that leads to a deck, nice kitchen and a formal dining room...The Shingles on the home are approx. 8 years old, the home features an upgraded railing, some newer windows, newer furnace and a Rinnai on demand hot water system. You will not find a better acreage in this price range!!