

96 Whitetail Drive
Rural Vermilion River, County of, Alberta

MLS # A2247752



\$689,900

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| Division: | Deerfoot Estates (SW) | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,683 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Asphalt, Double Garage Attached, Drive Through, Insulated, RV Access/Parking | | |
| Lot Size: | 2.00 Acres | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped | | |
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Concrete, Hardwood, Laminate, Tile | Sewer: | Mound Septic, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | CR-M |
| Foundation: | Wood | Utilities: | - |
| Features: | Crown Molding, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s), Wired for Sound | | |
| Inclusions: | hot tub | | |

Welcome to 96 Whitetail Avenue, Deerfoot Estates – A Slice of Acreage Paradise Set on two beautifully manicured acres, this stunning home offers over 1,600 sq ft of thoughtfully designed living space with a heated, oversized double garage—complete with sump, hot/cold taps, and plenty of room for your toys. Inside, you’re welcomed by 9 ceilings, rich finishes, and a warm, inviting living room featuring a stone-faced gas fireplace. The heart of the home is the chef-inspired kitchen with quartz countertops, a butler’s pantry, and main floor laundry, which adds convenience to everyday living. The spacious primary suite includes a custom walk-in closet and built-in storage units, plus a 3-piece ensuite with a custom walk-in shower. Downstairs, the finished basement boasts two additional bedrooms, a large family room, a 2-piece bath with room to add a shower, and ample storage space. Step outside and enjoy covered front and back decks, a patio, paved driveway, garden area with sink access, two sheds, a wood shed, and a cozy firepit. The yard is filled with mature trees—including apple, cherry, and crabapple—and room to roam. Other highlights include central A/C, reverse osmosis and a prime location in a beautiful subdivision just minutes from city limits. 3D Virtual Tour Available!