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GRASSROOTS REALTY GROUP

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NW-24-48- 2-W4
Rural Vermilion River, County of, Alberta

MLS # A2219403

$625,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,320 sq.ft.	**Age:**	2008 (17 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Quad or More Detached, Triple Garage Attached		
Lot Size:	8.45 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air, Natural Gas	**Water:**	Well
Floors:	Hardwood, Tile	**Sewer:**	Septic Field
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	24-48-2-W4
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	Acreage
Foundation:	Poured Concrete	**Utilities:**	-
Features:	French Door, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Infrared Sauna

Nestled on 10 expansive acres just 15 minutes from the city of Lloydminster, this stunning 4-bedroom, 3.5-bathroom home perfectly blends modern convenience with serene country living—all accessible by paved roads. From the moment you step inside, you’re greeted with an abundance of natural light streaming through south-facing windows, highlighting the rich hardwood and tile flooring throughout. The main floor boasts a massive chef’s kitchen with a gas cooktop, ample cabinetry, and generous counter space, making it the ideal setting for culinary adventures and family gatherings. For added convenience, both the main floor and the partially finished walk-out basement feature their own laundry areas. The walk-out basement is designed for relaxation and entertainment, complete with a built-in infrared sauna for those moments when you want to unwind. Practicality meets luxury with a triple attached garage and a large detached storage/garage, offering endless space for vehicles, equipment, or hobbies. The home is equipped with air conditioning to keep you cool in the summer months, while the vast outdoor space provides limitless possibilities for outdoor activities, gardening, or simply soaking in the peace and quiet. This property is more than just a house—it’s a lifestyle, offering the perfect escape from the bustle of city life while keeping you close to all the amenities you need.

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