

\$425,000 - 495052 Range Road 23, Rural Vermilion River, County of

MLS® #A2188879

\$425,000

1 Bedroom, 3.00 Bathroom, 1,319 sqft
Residential on 6.89 Acres

NONE, Rural Vermilion River, County of,
Alberta

RUSTIC RURAL LIVING minutes to THE CITY. Just 2 miles off of Highway 16 and an easy 6 miles to Lloydminster, this 6.89 acre home is tucked away down a dead end road for ultimate privacy. The finishings and design to this home is like no other. From the vaulted ceilings, to live-edge countertops, to the walk-out basement, imagine how you could enjoy this 2015 built home with an oversized double garage. Although listed as a one bedroom, you'll find a few different places for additional bedrooms to meet your needs. Be sure to visit the iGuide tour to familiarize yourself with the layout of this sprawling yet cozy home. NOTE: Addresses of 23005A TWP RD 500 and 495052 RGE RD 23 are both used to reference the property. All offers must be unconditional. Schedule A to accompany all offers. LSD: pt. NE-33-49-2-W4



Built in 2015

Essential Information

| | |
|------------|-----------|
| MLS® # | A2188879 |
| Price | \$425,000 |
| Bedrooms | 1 |
| Bathrooms | 3.00 |
| Full Baths | 1 |
| Half Baths | 2 |

| | |
|----------------|---|
| Square Footage | 1,319 |
| Acres | 6.89 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 495052 Range Road 23 |
| Subdivision | NONE |
| City | Rural Vermilion River, County of |
| County | Vermilion River, County of |
| Province | Alberta |
| Postal Code | T0B 0L0 |

Amenities

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--------------------------|
| Interior Features | See Remarks |
| Appliances | None |
| Heating | In Floor |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Lot Description | Rectangular Lot |
| Roof | Metal |
| Construction | Wood Frame |
| Foundation | See Remarks |

Additional Information

Date Listed January 21st, 2025
Days on Market 88
Zoning CR-S

Listing Details

Listing Office RE/MAX PRAIRIE REALTY



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