

# \$614,900 - 523020 Range Road 70, Rural Vermilion River, County of

---

MLS® #A2188397

**\$614,900**

3 Bedroom, 3.00 Bathroom, 1,647 sqft  
Residential on 38.96 Acres

NONE, Rural Vermilion River, County of, Alberta

Looking at moving out of town? This beautiful secluded property comes with 39 acres of land! The 1,647 sq ft two storey home was built in 2013 with an ICF basement. When you walk in you're greeted by a large foyer that flows into the living room with large windows and 17' ceilings on both sides of the wood burning fireplace. You will notice the eye-catching kitchen that comes with all appliances including a new induction oven! You're all set with the walk in pantry and main floor laundry room! On the upper level you will find the primary bedroom and walk in closet with a 5pc ensuite that has a jetted tub with a peaceful view! There's a second bedroom located on the upper level along with a linen closet. The unfinished basement has a bedroom, storage room and 3pc bathroom. You have the pleasure of making it your own space downstairs! The property includes central air conditioning, HRV (heat recovery ventilator) which distributes fresh air throughout the home, reverse osmosis on the kitchen tap and a propane tank that provides efficient year-round heating, with only one fill required annually. Utility bills are minimal with only power and internet if you choose! Stepping outside you have a heated 32' x 30' shop with recently added R36 roof insulation and an office attached currently used as a tool room. The shop is also equipped with two 220



receptacles and a 14' x 14' powered door. Right next to the shop is a 40' x 46' butler tin cold storage building with sliding doors that's perfect for storing or projects. Conveniently, the school bus picks up and drops off right in the yardâ€”a perfect feature for families! You really can't go wrong with this quiet location! If you've been thinking of country life, this is the perfect opportunity to make it yours! Call today to schedule your showing! SE-24-52-7-W4

Built in 2013

### **Essential Information**

MLS® #	A2188397
Price	\$614,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,647
Acres	38.96
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	523020 Range Road 70
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X2B1

### **Amenities**

Parking	Driveway, Parking Pad
---------	-----------------------

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Ceiling Fan(s),
-------------------	---

	Double Vanity, Jetted Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Central Air Conditioner, Garburator, Induction Cooktop
Heating	Fireplace(s), Forced Air, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Circulating, Glass Doors
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard, RV Hookup, Storage
Lot Description	Front Yard, Garden, Pasture, Private, Seasonal Water, Secluded
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

### **Additional Information**

Date Listed	January 26th, 2025
Days on Market	86
Zoning	CR-A

### **Listing Details**

Listing Office	RE/MAX PRAIRIE REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.