

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

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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 90  
Zoning CR-S

**Listing Details**

Listing Office RE/MAX PRAIRIE REALTY



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