

# \$539,900 - 513004 Rge Rd 42, Islay

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MLS® #A2195528

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,716 sqft

Residential on 13.57 Acres

NONE, Islay, Alberta

Situated 30 minutes northwest of Lloydminster, this charming 1,716 sqft one-and-a-half-story home offers serene living on 13.5 private acres of land nestled in a stunning green belt. The main floor boasts a spacious living room complete with a wood-burning fireplace, a well-appointed kitchen with white oak cabinetry, generous dining room, and the convenience of main floor laundry. The second level is dedicated to the primary bedroom, featuring a walk-in closet and 4-piece bath with a jetted tub, providing a private retreat. The lower level includes three additional bedrooms, a large family room, and a full bath, offering ample space for family and guests. The property also features an oversized 3-car garage measuring 40' x 26', perfect for vehicles and storage. With water supplied by a well with water softener, Septic is taken care of by surface disposal and a holding tank. Additionally, the original 1920s Eaton's home remains on the property, in great condition and offering endless potential as a secondary residence or guest house, you are only limited by your imagination. Impeccably maintained and providing ultimate privacy with no nearby neighbors, this property is a perfect retreat for those seeking tranquility and space. Busing is to the kitscoty school division.

Built in 1995

## Essential Information



MLS® #	A2195528
Price	\$539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,716
Acres	13.57
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	513004 Rge Rd 42
Subdivision	NONE
City	Islay
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2J0

### **Amenities**

Parking Spaces	6
Parking	Additional Parking, Driveway, Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	See Remarks, Central Vacuum, Vinyl Windows, Jetted Tub
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level, Treed, Farm, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	February 18th, 2025
Days on Market	62
Zoning	ACR

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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