

# \$1,075,000 - 2 Morning Gold Estates, Rural Vermilion River, County of

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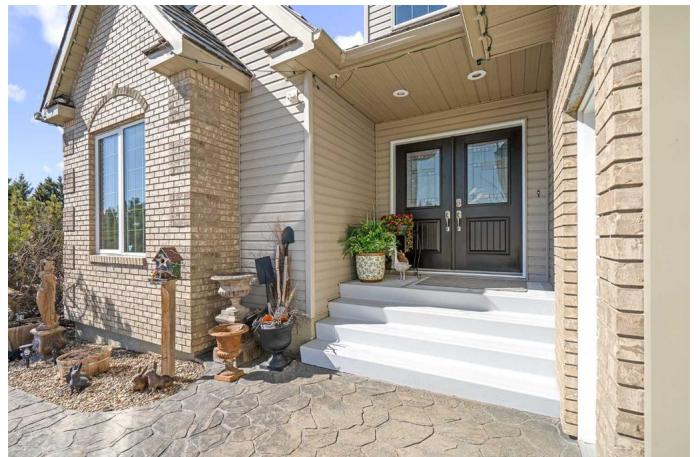
MLS® #A2201435

**\$1,075,000**

4 Bedroom, 4.00 Bathroom, 2,315 sqft  
Residential on 2.99 Acres

Morning Gold Estates (SW), Rural Vermilion River, County of, Alberta

Acreage living at its best! This beautiful custom-designed home has a stunning landscape and a large shop with guest house. The 3-acre property is nestled in Morning Gold Estates, a gorgeous area that boasts gently rolling hills, nearby ponds, and mature evergreen trees. The main house is an immaculate 4-bedroom, 3.5-bathroom home with all the luxury a custom designed home deserves. Opening the door into a spacious foyer, this bright and beautiful 2,300 square foot 2-storey home is styled in timeless neutrals and classic black accents. You are welcomed by an impressive 18-foot floor-to-ceiling entrance detailed with custom accents, along with a gorgeous, curved staircase and amazing features like arched entries and artisan glass windows. Filled with natural light the large kitchen and dining area has an open-concept design that overlooks the outdoor view. Each room in the house has been thoughtfully designed, making this home a true retreat. Outside, be prepared to fall in love with the stunning landscape. This property has the peaceful, park-like serenity that comes with acreage living. A large 36' x 40' detached, 4-car garage/shop is situated to the west of the main house. A spacious 2-bedroom, 1 bathroom guest house rests above the shop. This incredible property is located 10 minutes west of Lloydminster;



paved roads will bring you to the front gates of this executive property. This acreage is exceptional!

Built in 1998

### **Essential Information**

MLS® #	A2201435
Price	\$1,075,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,315
Acres	2.99
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	2 Morning Gold Estates
Subdivision	Morning Gold Estates (SW)
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 0M2

### **Amenities**

Parking Spaces	10
Parking	Triple Garage Attached, Triple Garage Detached
# of Garages	6

### **Interior**

Interior Features	Kitchen Island, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Backs on to Park/Green Space, Corner Lot, Garden, Gazebo, Gentle Sloping, Irregular Lot, Lawn, Paved, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Cedar, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	150
Zoning	ACR

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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