

# \$625,000 - Nw-24-48- 2-w4, Rural Vermilion River, County of

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MLS® #A2219403

**\$625,000**

4 Bedroom, 4.00 Bathroom, 2,320 sqft  
Residential on 8.45 Acres

NONE, Rural Vermilion River, County of, Alberta

Nestled on 10 expansive acres just 15 minutes from the city of Lloydminster, this stunning 4-bedroom, 3.5-bathroom home perfectly blends modern convenience with serene country living—all accessible by paved roads. From the moment you step inside, you're greeted with an abundance of natural light streaming through south-facing windows, highlighting the rich hardwood and tile flooring throughout. The main floor boasts a massive chef's kitchen with a gas cooktop, ample cabinetry, and generous counter space, making it the ideal setting for culinary adventures and family gatherings. For added convenience, both the main floor and the partially finished walk-out basement feature their own laundry areas. The walk-out basement is designed for relaxation and entertainment, complete with a built-in infrared sauna for those moments when you want to unwind. Practicality meets luxury with a triple attached garage and a large detached storage/garage, offering endless space for vehicles, equipment, or hobbies. The home is equipped with air conditioning to keep you cool in the summer months, while the vast outdoor space provides limitless possibilities for outdoor activities, gardening, or simply soaking in the peace and quiet. This property is more than just a house—it's a lifestyle, offering the perfect escape from the bustle of city life.



while keeping you close to all the amenities  
you need.

Built in 2008

### **Essential Information**

MLS® #	A2219403
Price	\$625,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,320
Acres	8.45
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	Nw-24-48- 2-w4
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V1E9

### **Amenities**

Parking	Triple Garage Attached, Quad or More Detached
# of Garages	3

### **Interior**

Interior Features	Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, French Door
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Garden, Storage
Lot Description	Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	65
Zoning	Acreage

**Listing Details**

Listing Office	LPT Realty
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