

\$899,900 - Ne 1/4 21-50-1 W4, Rural Vermilion River, County of

MLS® #A2224093

\$899,900

6 Bedroom, 5.00 Bathroom, 3,640 sqft
Residential on 3.29 Acres

Hill, Rural Vermilion River, County of, Alberta

Stunning Acreage Home in Hawkstone Estates
â€” Just 16 Minutes from Lloydminster!

Located on the Alberta side in the prestigious Hawkstone Estates, this exceptional two-story home offers over 3,600 sq. ft. of luxurious living space on the main and upper levels, plus a beautifully finished basementâ€”designed for comfort, entertaining, and elegance. Step inside to discover 9-foot ceilings, solid cherry wood finishes throughout, and custom cabinetry and built-ins that set this home apart. The gourmet kitchen is a chefâ€™s dream with granite countertops, double ovens, gas cooktop, warming drawer, microwave, garburator, and upgraded appliances. Highlights include: triple-pane windows with custom blinds, triple attached heated garage with in-floor heat and steel-lined walls, cherry hardwood, slate tile, cork, and upgraded carpet flooring wood-burning fireplace and gas fireplace, with a third gas fireplace roughed-in Central AC and generator-ready wiring, solid cherry staircase and granite countertops throughout, In-floor heat in both the garage and basement speakers wired through all 3 floors, garage, and both deck, covered veranda, hardie board siding, stone accents, and an outdoor fireplace area, professionally landscaped yard with underground sprinklers and natural gas BBQ hookup, driveway recently resealed & all bathrooms and utility room insulated for sound. The home offers 6



spacious bedrooms and 5 bathrooms, including a luxurious primary suite with a jetted tub and spa-like ensuite with double sinks and lots of storage. The fully developed basement features a massive family room, pool table area, plumbed-in wet bar, and another bathrooms with double sinks, utility room and storage room. This is acreage living at its finestâ€”refined, functional, and built with quality at every turn.

Built in 2005

Essential Information

MLS® #	A2224093
Price	\$899,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,640
Acres	3.29
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	Ne 1/4 21-50-1 W4
Subdivision	Hill
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 2Z9

Amenities

Parking Spaces	6
Parking	Triple Garage Attached, Asphalt

of Garages 3

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Jetted Tub, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas, Floor Furnace

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Back Yard, Front Yard, Lawn, Treed, Underground Sprinklers

Roof Asphalt

Construction ICFs (Insulated Concrete Forms), Stone, Other

Foundation ICF Block

Additional Information

Date Listed May 23rd, 2025

Days on Market 14

Zoning ACR

Listing Details

Listing Office MUSGRAVE AGENCIES

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