

# **\$518,000 - 58 Mule Deer Avenue, Rural Vermilion River, County of**

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MLS® #A2233281

**\$518,000**

4 Bedroom, 3.00 Bathroom, 1,276 sqft  
Residential on 2.09 Acres

Deerfoot Estates (SW), Rural Vermilion River,  
County of, Alberta

Welcome to 58 Mule Deer Avenue at Deer Creek Estates.... Just 5 minutes from Lloydminster, this stunning bungalow sitting on 2.09 acres is ready for its next owner! At 1276 Sqft with its over-sized double garage, you'll have all the space your family needs to make Rural Life memories. The current owners have put so much new and care into this home! Shingles, Furnace, and HWT are new as are the appliances. A welcoming front porch greets you into this house with its 4 bedrooms, 3 bathrooms and completed basement. The main level of this home is very inviting with plenty of light and hardwood floors. The primary bedroom's ensuite has a heated floor and jet tub. In the basement there are not one but TWO fireplaces, one wood, one gas. They are in the family room and in a great den space for guests or games room. The home's 3rd full bath and a bedroom round off the lower level with new flooring. This acreage shows like a dream with the expanse of green grass, a tiny bridged creek, lilac bushes and treed perimeter. This yard is said to be the perfect location for celebrations! Make your next celebration the purchase of this stunning property!

Built in 2002

## **Essential Information**



|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2233281                         |
| Price          | \$518,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,276                            |
| Acres          | 2.09                             |
| Year Built     | 2002                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 58 Mule Deer Avenue              |
| Subdivision | Deerfoot Estates (SW)            |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T0B 2P0                          |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |
| Waterfront   | Creek, Pond            |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Bookcases, Ceiling Fan(s), Jetted Tub                                  |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Gas Range |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                  |
| Cooling           | None                                                                   |
| Fireplace         | Yes                                                                    |
| # of Fireplaces   | 2                                                                      |
| Fireplaces        | Gas, Wood Burning, Free Standing, Metal, Other                         |
| Has Basement      | Yes                                                                    |
| Basement          | Finished, Full                                                         |

### Exterior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Storage                                                                                                                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, Private, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Interior Lot, Irregular Lot, Many Trees |
| Roof              | Asphalt Shingle                                                                                                                                                                    |
| Construction      | Wood Frame                                                                                                                                                                         |
| Foundation        | Wood                                                                                                                                                                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 51              |
| Zoning         | CR- M           |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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