

# \$649,900 - 513006 62 Range Road, Rural Vermilion River, County of

---

MLS® #A2237032

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,546 sqft  
Residential on 4.99 Acres

NONE, Rural Vermilion River, County of,  
Alberta

Discover the perfect balance of comfort, functionality, and rural charm with this well-kept 4-bedroom, 3-bathroom bungalow situated on a private 4.99-acre parcel. Whether you're looking for space to raise a family, room for animals, or a property with potential for multi-uses, this one checks all the boxes.

Inside, the home features a bright, open kitchen with plenty of cabinetry and prep space – perfect for family meals and entertaining. The adjacent spacious living room is warmed by a decorative electric fireplace, creating a cozy focal point for gatherings. A bonus room offers flexible space for a home office, playroom, or craft area. All four bedrooms are conveniently located on the main floor, including one with a Jack and Jill bathroom – ideal for siblings or guests. Step outside onto the large walk-out deck, where you can take in beautiful views of your private acreage – ideal for summer BBQs or peaceful morning coffee.

A major highlight of this property is the large multi-functional outbuilding, currently used as a dog kennel and grooming facility. It features a workshop with an overhead garage door, and offers excellent potential for conversion into a secondary suite (would be subject to approval and permitting by the County of Vermilion River), studio for music or art, or



home-based business- the possibilities are endless.

Outdoor Features Include: Fenced paddock with livestock waterer â€“ ready for horses or small livestock, property is cross fenced;

Shelter building with additional storage;

Garden area â€“ ideal for growing your own produce and plenty of fruit trees including raspberries; Double attached garage with ample parking and circular driveway; School bus picks up right at the gate

Additional Highlights: Quiet, scenic rural setting with room to expand; Ideal for hobby farming, homesteading, or quiet country living;

Move-in ready with a practical but beautiful layout and well-designed spaces. This property offers space to grow, inside and out.

Donâ€™t miss this unique opportunity â€” book your private showing today!

Built in 2013

### Essential Information

MLS® #	A2237032
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,546
Acres	4.99
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	513006 62 Range Road
Subdivision	NONE
City	Rural Vermilion River, County of

County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 2B1

### Amenities

Parking Spaces	8
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, RV Access/Parking, Additional Parking, Driveway, Front Drive
# of Garages	2

### Interior

Interior Features	Central Vacuum, Chandelier, High Ceilings, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Water Purifier
Heating	Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Living Room
Basement	None

### Exterior

Exterior Features	Dog Run, Garden, Private Entrance, Private Yard, Storage, Kennel
Lot Description	Corner Lot, Dog Run Fenced In, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, Level, Pasture, Private, Corners Marked
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Slab

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	21
Zoning	Country Residential

### Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.