

# \$999,000 - 483064 Rr 71, Rural Vermilion River, County of

MLS® #A2244087

**\$999,000**

5 Bedroom, 3.00 Bathroom, 1,490 sqft  
Residential on 157.98 Acres

NONE, Rural Vermilion River, County of, Alberta

Opportunity Awaits! Major 'Wow' Factor in this FULL QUARTER SECTION south of Vermilion, AB (157.98 Acres.) Pavement all the way (roughly 17 minutes from Vermilion.) The property includes: a 2,520 SQ FT Shop (heated floors) with a living quarters loft, a 30' x 30' heated garage (2023), a 48' x 28' barn, a kennel (20' x 36'), and a 1,490 SQ FT home with a full basement (5 bedroom / 3 bathrooms.) All roofs on the property have been tinned for longevity as well as a full set of vinyl windows in the house. Other updates within the home include: Central AC, High Efficiency Furnace X 2, as well as a full main-level renovation. The yard site supplies a barnyard area, fully fenced for animals from chickens to ponies - multiple storage sheds, along with a waterer and a large garden area. An absolute chunk of paradise awaiting it's next owner.

Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2244087  |
| Price      | \$999,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                                                 |
|----------------|-------------------------------------------------|
| Square Footage | 1,490                                           |
| Acres          | 157.98                                          |
| Year Built     | 1979                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Double Wide Mobile Home |
| Status         | Active                                          |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 483064 Rr 71                     |
| Subdivision | NONE                             |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T9X 2B4                          |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 3                      |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                |
| Heating           | Forced Air, Natural Gas, High Efficiency                                          |
| Cooling           | Central Air                                                                       |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Wood Burning                                                                      |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full                                                                    |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Lighting, Other, Private Entrance, Private Yard, Storage |
| Lot Description   | Level, Private                                                             |
| Roof              | Metal                                                                      |
| Construction      | Concrete, Mixed                                                            |
| Foundation        | See Remarks                                                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 69              |
| Zoning         | A               |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Vermilion Realty |
|----------------|------------------|

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