

# **\$384,900 - Pt Se 36-52-1 W4, Rural Vermilion River, County of**

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MLS® #A2168205

**\$384,900**

5 Bedroom, 3.00 Bathroom, 1,512 sqft  
Residential on 8.57 Acres

NONE, Rural Vermilion River, County of, Alberta

Exceptional acreage with recent flooring, interior and exterior improvements located 1.9 KM north of junction of Hwy 17 and Hwy #3 (Alcurve Store) on the west hand side of the highway. This acreage is set back far enough from the highway to reduce the noise from Hwy 17. With 8.57 acres of land, this acreage is set up well for anyone wishing to have a few horses or cattle on their property. Lots of potential and opportunity here!! The home is a 1512 square foot bungalow with a walk out basement. The basement of this home is divided up in to living space and a 22'x28' attached garage accessed from the family room area. This home has boiler heat with in-floor heat in the basement level which is also complimented by a wood stove. The main floor shows well with large living space, deck looking south, and an enclosed hot tub area separated from the main floor living space but still part of the main floor of the home. There have been numerous updates over the years including flooring, the home has a total of 3+2 bedrooms and 2+1 bathrooms. Outside there is numerous outbuildings, a barn and a separate detached garage which measure 28' wide and 32' deep. - Don't hesitate this one won't last long!

Built in 1989



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2168205                         |
| Price          | \$384,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,512                            |
| Acres          | 8.57                             |
| Year Built     | 1989                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | Pt Se 36-52-1 W4                 |
| Subdivision | NONE                             |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T0B 2X0                          |

## Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                         |
| Parking        | Double Garage Attached, Double Garage Detached, Gravel Driveway, Heated Garage, Insulated |
| # of Garages   | 4                                                                                         |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                           |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Hot Water, In Floor, Natural Gas                                                      |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Wood Burning Stove                                                                    |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Partial, Walk-Out                                                           |

**Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Treed, Irregular Lot, Lawn |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Other                      |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2024 |
| Days on Market | 222                  |
| Zoning         | ACR                  |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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