

# **\$695,000 - 513006 62 Range, Rural Vermilion River, County of**

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MLS® #A2180904

**\$695,000**

4 Bedroom, 3.00 Bathroom, 2,541 sqft  
Residential on 4.99 Acres

NONE, Rural Vermilion River, County of, Alberta

GREAT VALUE: Motivated Sellers, Don't Miss Out! Private Country Acreage to enjoy throughout the Year! Beautiful setting during all Seasons. Built in 2013 - this One level 4 Bed/3 Bath home with 10ft ceilings has a very functional floorplan, quality interior & exterior finishing, stainless steel kitchen appliances and an attached heated double garage. Home also includes a large west facing covered deck that is positioned to watch the sun retire in the evenings. Property also includes a large professionally built multi-purpose building. Your choice to use for a home-based business, for trades, hobbies &/or car space. Building also has extra storage and an attached heated single car garage that serves very well as a workshop. Yard is well treed and has a circular treated wood rail fence along the inside, with a separate 4 wire barb fence on the outside square perimeter of the property. Comes with two 8'x12' sheds, plus a 10' x 24' open face shelter with an enclosed 8' x 10' tack or feed room. Adjacent pen also has an automatic stock waterer. If you enjoy Country Life, a beautiful yard, Quality Home plus extra garage space; then this could be your chance to Live the Dream! Garden, lawns, and space for pets as well. This well designed property could generate cash flow to help cover costs or simply be enjoyed in a multitude of ways! Come have a look and see for yourself!



Built in 2013

## Essential Information

MLS® #	A2180904
Price	\$695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,541
Acres	4.99
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	513006 62 Range
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 2B1

## Amenities

Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, Parking Pad, Driveway, Garage Faces Front, Other, Single Garage Detached
# of Garages	6

## Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner, Water Purifier, Water Softener
Heating	Forced Air, Natural Gas, Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric, Living Room
Basement	None

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Storage, Dog Run, Kennel
Lot Description	Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Landscaped, Many Trees, Private, Treed, Corners Marked, Dog Run Fenced In, Pasture, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Slab

## Additional Information

Date Listed	November 25th, 2024
Days on Market	161
Zoning	Country Residential

## Listing Details

Listing Office	Real Estate Centre - Vermilion
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