\$219,900 - 514004 Range Road 41, Rural Vermilion River, County of

MLS® #A2222963

\$219,900

2 Bedroom, 1.00 Bathroom, 501 sqft Residential on 4.47 Acres

NONE, Rural Vermilion River, County of, Alberta

Escape to the country and embrace peaceful, country living on this beautifully maintained 4.47-acre acreage for sale between Kitscoty and Islay, ABâ€"just 30 minutes from Lloydminster and 25 minutes from Vermilion. Whether you're dreaming of a cozy homestead, a weekend getaway, or future expansion, this property offers versatility, comfort, and room to grow.

The Home:

Built in 2015, the year-round tiny home provides approximately 500 sq. ft. of efficient living space with a durable metal roof and low-maintenance vinyl siding. Inside, you'II find:

Bright open-concept living and dining area with a cozy natural gas fireplace, new electric baseboard heaters in main room and bathroom and loft area:

Full-size kitchen with gas stove, refrigerator, range hood, and generous counter space;

Dedicated sleeping area with queen-sized platform bed and built-in storage;

Three custom-built double loft style beds for kids, guests, or extra storage;







Spacious 3-piece bathroom with cubbies, closet, and direct access to a laundry/utility room;

Mechanical Systems (Updated & Reliable);

Natural gas hot water heater;

Water softener & reverse osmosis system (installed Sept. 2024);

Strong well producing approx. 5 gallons per minute;

Outbuildings & Property Highlights:

30' x 40' Quonset – ideal for storage, equipment, or livestock conversion;

40' x 9' sea can with built-in workbench for secure storage;

Fully fenced & partially cross-fenced for animals or hobby farming;

RV hookup and outdoor hot/cold water taps;

Levelled terrain â€" perfect for a garden, greenhouse, or future outbuildings.

A Gardener's Dream:

Grow your own food on the 150' x 50' garden plot, already producing raspberries, strawberries, garlic, asparagus, and more. A rare opportunity for sustainable living, right in your own backyard.

This acreage blends country charm with modern convenience, offering a unique chance to live simply and sustainably while staying connected to nearby communities.

^{*} Move-in ready tiny home

* Excellent location near Lloydminster & Vermilion

Don't miss your chance to own this ready-to-go rural gem. Contact your REALTOR® today to schedule a private showing!

Built in 2015

Essential Information

MLS® # A2222963 Price \$219,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 501
Acres 4.47
Year Built 2015

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 514004 Range Road 41

Subdivision NONE

City Rural Vermilion River, County of

County Vermilion River, County of

Province Alberta
Postal Code T0B 2J0

Amenities

Utilities Electricity Connected, Natural Gas Connected, Satellite Internet

Available

Parking Driveway, RV Access/Parking, Unpaved

Interior

Interior Features Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows

^{*} Turn-key acreage with outbuildings & garden

Appliances Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked,

Window Coverings, Gas Water Heater, Water Conditioner, Water

Distiller

Heating Fireplace(s), Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room

Basement None

Exterior

Exterior Features Dog Run, Fire Pit, Garden, Private Yard, Storage

Lot Description Garden, Lawn, Many Trees, Pasture

Roof Metal

Construction Mixed, Vinyl Siding, Wood Frame

Foundation Wood

Additional Information

Date Listed May 20th, 2025

Days on Market 152

Zoning Res/Ag

Listing Details

Listing Office RE/MAX PRAIRIE REALTY

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