

\$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-use living, 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. It features a workshop with an overhead garage door, and offers excellent potential for conversion into a mother-in-law suite, studio, guest space, 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 multi-generational 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	Additional Parking, Double Garage Attached, Garage Door Opener, Heated Garage, RV Access/Parking, Driveway, Front Drive, Garage Faces Front
# 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 Purifier, Water Softener
Heating	Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Decorative
Basement	None

Exterior

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

Additional Information

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	Country Residential

Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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