

# **\$1,399,950 - 484046 Rr 20, Rural Vermilion River, County of**

---

MLS® #A2177220

**\$1,399,950**

5 Bedroom, 3.00 Bathroom, 1,815 sqft  
Residential on 5.00 Acres

NONE, Rural Vermilion River, County of, Alberta

Welcome to your own private paradise on this stunning 5 acre acreage retreat! Ideal for those seeking a peaceful escape from the hustle and bustle of city life, yet just a short 12 minutes from the city on paved roads and offering over 3,600 square feet of living space. Walking up to this gorgeous home, youâ€™ll be greeted by a 3 sided wrap around composite deck, harty board siding and stone accents. Once inside youâ€™ll immediately notice the two way gas fireplace, heated foyer floors and a convenient powder room and laundry room with storage and sink just off the entrance. The gourmet kitchen is a show stopper with a massive island with prep sink, big walk-in pantry, soft close cabinet doors, side by side industrial size Electrolux fridge and freezer, 6 burner gas stove with dual spice racks, double convection ovens and under cabinet lighting. The family room is stunning with engineered hardwood flooring and massive windows overlooking the landscaped yard. Double doors leads you into the primary retreat with a garden door leading to the deck, large walk-in closet and a show-stopping ensuite with lots of natural light, heated floor, double sinks, jacuzzi tub and large walk-in shower with rainfall shower and body jets. The walk-out basement features 9 foot ceilings, wired for surround sound, 4 large bedrooms, additional laundry hook-ups, a 5 piece



bathroom with double sinks and lots of storage and a cozy family room with wood fireplace. This home also features central air conditioning, wired for hot tub, ICF foundation, 2 bbq gas lines, new shingles and water heater in 2020 and new water softener in 2024. Step outside to discover the expansive 5 acres with lots of fruit trees, large fire pit and seating area, 2 sheds, fully treed perimeter with above ground watering lines, 5 acre underground dog fence and large gravel parking suitable for semis and oilfield trucks. Additionally this property offers a 3,600 square foot shop with 3 16x14 overhead doors and 18 foot ceilings. The heated side is 24x46 and comes with work benches and multiple 220 plugs for welder or air compressors. The unheated side is 46x54 and is perfect for motor home parking or keeping the toys out of the elements. Embrace the serenity and endless possibilities this acreage has to offer!

Built in 2013

**Essential Information**

MLS® #	A2177220
Price	\$1,399,950
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,815
Acres	5.00
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	484046 Rr 20
---------	--------------

Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 3K5

### **Amenities**

Parking Spaces	10
Parking	220 Volt Wiring, Driveway, Garage Door Opener, Heated Garage, Insulated, Parking Pad, RV Access/Parking, RV Garage, Triple Garage Detached, Workshop in Garage
# of Garages	6

### **Interior**

Interior Features	Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Double Oven, Freezer, Garage Control(s), Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, Wood Burning, See Through
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Dog Run, Private Yard
Lot Description	Dog Run Fenced In, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	November 4th, 2024
Days on Market	226
Zoning	CR

**Listing Details**

Listing Office                RE/MAX OF LLOYDMINSTER

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.