

\$999,000 - 483064 Rr 71, Rural Vermilion River, County of

MLS® #A2244087

\$999,000

5 Bedroom, 3.00 Bathroom, 1,490 sqft
Residential on 157.98 Acres

NONE, Rural Vermilion River, County of, Alberta

Opportunity Awaits! Major 'Wow' Factor in this FULL QUARTER SECTION south of Vermilion, AB (157.98 Acres.) Pavement all the way (roughly 17 minutes from Vermilion.) The property includes: a 2,520 SQ FT Shop (heated floors) with a living quarters loft, a 30' x 30' heated garage (2023), a 48' x 28' barn, a kennel (20' x 36'), and a 1,490 SQ FT home with a full basement (5 bedroom / 3 bathrooms.) All roofs on the property have been tinned for longevity as well as a full set of vinyl windows in the house. Other updates within the home include: Central AC, High Efficiency Furnace X 2, as well as a full main-level renovation. The yard site supplies a barnyard area, fully fenced for animals from chickens to ponies - multiple storage sheds, along with a waterer and a large garden area. An absolute chunk of paradise awaiting it's next owner.

Built in 1979

Essential Information

MLS® #	A2244087
Price	\$999,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,490
Acres	157.98
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

Community Information

Address	483064 Rr 71
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 2B4

Amenities

Parking	Double Garage Detached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Lighting, Other, Private Entrance, Private Yard, Storage
Lot Description	Level, Private
Roof	Metal
Construction	Concrete, Mixed
Foundation	See Remarks

Additional Information

Date Listed	July 30th, 2025
Days on Market	36
Zoning	A

Listing Details

Listing Office	Vermilion Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.