# \$1,075,000 - 2 Morning Gold Estates, Rural Vermilion River, County of

MLS® #A2201435

## \$1,075,000

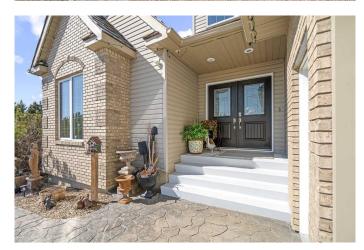
4 Bedroom, 4.00 Bathroom, 2,315 sqft Residential on 2.99 Acres

Morning Gold Estates (SW), Rural Vermilion River, County of, Alberta

Acreage living at its best! This beautiful custom-designed home has a stunning landscape and a large shop with guest house. The 3-acre property is nestled in Morning Gold Estates, a gorgeous area that boasts gently rolling hills, nearby ponds, and mature evergreen trees. The main house is an immaculate 4-bedroom, 3.5-bathroom home with all the luxury a custom designed home deserves. Opening the door into a spacious foyer, this bright and beautiful 2,300 square foot 2-storey home is styled in timeless neutrals and classic black accents. You are welcomed by an impressive 18-foot floor- toceiling entrance detailed with custom accents, along with a gorgeous, curved staircase and amazing features like arched entries and artisan glass windows. Filled with natural light the large kitchen and dining area has an open-concept design that overlooks the outdoor view. Each room in the house has been thoughtfully designed, making this home a true retreat. Outside, be prepared to fall in love with the stunning landscape. This property has the peaceful, park-like serenity that comes with acreage living. A large 36' x 40' detached, 4-car garage/shop is situated to the west of the main house. A spacious 2-bedroom, 1 bathroom guest house rests above the shop. This incredible property is located 10 minutes west of Lloydminster;







paved roads will bring you to the front gates of this executive property. This acreage is exceptional!

#### Built in 1998

# **Essential Information**

MLS® # A2201435 Price \$1,075,000

Bedrooms 4

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 2,315 Acres 2.99 Year Built 1998

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address 2 Morning Gold Estates

Subdivision Morning Gold Estates (SW)

City Rural Vermilion River, County of

County Vermilion River, County of

Province Alberta
Postal Code T9V 0M2

#### **Amenities**

Parking Spaces 10

Parking Triple Garage Attached, Triple Garage Detached

# of Garages 6

## Interior

Interior Features Kitchen Island, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier,

Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Fire Pit

Lot Description Backs on to Park/Green Space, Corner Lot, Garden, Gazebo, Gentle

Sloping, Irregular Lot, Lawn, Paved, Treed, Underground Sprinklers

Roof Asphalt Shingle

Construction Brick, Cedar, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 11th, 2025

Days on Market 151

Zoning ACR

# **Listing Details**

Listing Office MUSGRAVE AGENCIES

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