

# \$229,900 - 21009, Rural Vermilion River, County of

MLS® #A2203257

**\$229,900**

2 Bedroom, 1.00 Bathroom, 1,008 sqft

Residential on 7.36 Acres

NONE, Rural Vermilion River, County of, Alberta

Welcome to this peaceful Alberta acreage, just 20 minutes south of Lloydminster. Spanning over 7.36 acres, this property offers stunning panoramic views of the valley, with endless skies and natural beauty in every direction. The lack of nearby neighbors allows you to fully enjoy the peace and tranquility, making it a true nature lover's dream. Whether you're watching the sunrise over the rolling landscape or stargazing at night, the scenery here is simply breathtaking.

The home is a mobile with several updates, including updates to the kitchen, real wood floors, vinyl plank flooring, and new wall-mounted AC units for both the mobile and the addition. For heating, the home has a natural gas forced air furnace, as well as a cozy wood-burning stove, perfect for those crisp Alberta evenings.

The property also features a large double garage/shop (33x24) with a sturdy metal roof and an open-faced storage building for your small equipment. It consists of two adjoining parcels—one is 4.25 acres with the home and shop, and the second is 3.11 acres.

Surrounded by nature and offering complete privacy, this acreage provides the perfect spot to enjoy the outdoors, soak in the peaceful atmosphere, and make it your own retreat.

Built in 1970



## Essential Information

|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2203257                                        |
| Price          | \$229,900                                       |
| Bedrooms       | 2                                               |
| Bathrooms      | 1.00                                            |
| Full Baths     | 1                                               |
| Square Footage | 1,008                                           |
| Acres          | 7.36                                            |
| Year Built     | 1970                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Single Wide Mobile Home |
| Status         | Active                                          |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 21009                            |
| Subdivision | NONE                             |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T0B 2Y0                          |

## Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                    |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | Wall/Window Unit(s)                                                            |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Wood Burning                                                                   |
| Basement          | None                                                                           |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage |
|-------------------|-----------------------------------------|

|                 |                                                                   |
|-----------------|-------------------------------------------------------------------|
| Lot Description | Front Yard, Lawn, Many Trees, Private, Rolling Slope, Sloped Down |
| Roof            | Metal                                                             |
| Construction    | Vinyl Siding                                                      |
| Foundation      | Piling(s)                                                         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 79               |
| Zoning         | Res              |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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