

# **\$519,900 - 73 White Tail Avenue, Rural Vermilion River, County of**

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MLS® #A2219922

**\$519,900**

5 Bedroom, 2.00 Bathroom, 1,581 sqft  
Residential on 2.00 Acres

Deerfoot Estates (SW), Rural Vermilion River,  
County of, Alberta

Escape the city and move into this beautiful 1581 sq ft bi-level situated in the acreage community of Deerfoot Estates, just West of the City of Lloydminster! The kitchen, dining room and living room are open plan. Hardwood and tile floors feature throughout the main level. The kitchen has white cabinetry, modern appliances and an oversize island with seating. The adjacent dining area has garden doors which lead to the 2-tier back deck and the living room has a big bay window with views to the West. Also on the main level are 3 large bedrooms and the 5-pc family bathroom which has a jetted tub, separate shower and direct access to the primary bedroom. The laundry area and a 2-pc bath, which are both conveniently located near the garage entry, complete the main floor. The partially finished full basement invites your personal touches and finishes. This level boasts large windows and a fantastic layout with a huge family/games room, 2 generously sized bedrooms and a 4-pc bathroom (roughed-in). The double attached insulated garage measures 24 ft wide X 29 ft long. Outside, the 2.0-acre lot provides ample space to build the dream shop, park the RV and enjoy gardening and other outdoor activities. Need more information? There is power and gas at the property. A Honeywell back-up generator is included in the sale. Water is



from a well. There is an outdoor hydrant to conveniently water plants and shrubs. There is a septic tank and field. Plus, this attractive Deerfoot Estates property is conveniently located 10 minutes from Lloydminster amenities with quick access to Highway 16. From Lloydminster go west on Highway 16 to RR 15, go north across the tracks, then turn right into Deerfoot Estates.

Built in 2003

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2219922                         |
| Price          | \$519,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 1                                |
| Half Baths     | 1                                |
| Square Footage | 1,581                            |
| Acres          | 2.00                             |
| Year Built     | 2003                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

### **Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 73 White Tail Avenue             |
| Subdivision | Deerfoot Estates (SW)            |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T9V 3C6                          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Jetted Tub, Kitchen Island  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Cul-De-Sac, Lawn, Level, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                                      |
| Construction      | Vinyl Siding, Wood Frame                             |
| Foundation        | Wood   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 38             |
| Zoning         | RES            |

## Listing Details

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

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