

\$339,900 - 44039 Twp Road 524, Rural Vermilion River, County of

MLS® #A2247707

\$339,900

3 Bedroom, 2.00 Bathroom, 1,605 sqft
Residential on 4.02 Acres

NONE, Rural Vermilion River, County of, Alberta

Discover peaceful acreage living on this beautifully maintained property, complete with a heated garage, heated shop, and two additional cold storage shops for all your storage or hobby needs. The spacious attached garage measures an impressive 23x41, with an extra office space currently used as a bedroom. The home offers plenty of room with 3 bedrooms and has been cared for with pride, inside and out. Enjoy a garden area, newly planted trees, and the peace of mind of natural gas plus a backup generator—so power outages are never a concern. This property is truly an oasis, offering both comfort and functionality in a serene country setting.

Built in 2007

Essential Information

MLS® #	A2247707
Price	\$339,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,605
Acres	4.02
Year Built	2007
Type	Residential



Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

Community Information

Address	44039 Twp Road 524
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Few Trees, Front Yard, Gentle Sloping, Landscaped, Lawn
Roof	Asphalt/Gravel, Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Other

Additional Information

Date Listed	August 12th, 2025
Days on Market	25
Zoning	ACR

Listing Details

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

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.