

# \$539,900 - 510045 Rr32, Rural Vermilion River, County of

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MLS® #A2194489

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,389 sqft  
Residential on 4.99 Acres

NONE, Rural Vermilion River, County of, Alberta

Take a look at this beautiful acreage nestled in peace and privacy. Enjoy your 5 acres of land completely enclosed in a perimeter of mature trees and manicured yard. This is the perfect country home, a 1390 square foot house, attached double garage, and full shop are sure to check all the boxes. A 1993 bungalow that has been so well maintained and cared for. A one owner property is a rare find, the original owners put extra care and attention into the custom layout. There are 4 bedrooms and 3 full baths, a large bonus room can easily be made into a 5th bedroom. All the triple pane windows provide tons of daylight, a large kitchen and dining room are the heart of the house. A south facing and large front living room is the perfect place to relax and enjoy. The entire house has seen constant upgrades including Brand NEW shingles (2024), all new plumbing (2024), high efficiency furnace (2021), complete bathroom remodel (2023), light fixtures (2022), and many new appliances. The basement provides 2 bedrooms, bonus room, full bathroom and a great family room. An oversized attached heated garage (23x26 with radiant heat) has room for all your storage plus you can fit the large trucks into it. On top of that there is a 30x40 shop for every hobby, toy, project, vehicle or anything else you desire to have shop space for. This property is a rare find



located minutes from the great small town of Kitscoty. There is true country views and a peace and quiet to be found here. One of kind, and a forever home.

Built in 1993

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2194489                         |
| Price          | \$539,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,389                            |
| Acres          | 4.99                             |
| Year Built     | 1993                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 510045 Rr32                      |
| Subdivision | NONE                             |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T0B 2P0                          |

### **Amenities**

|              |  |
|--------------|--|
| Parking      | Double Garage Attached, Gravel Driveway, Concrete Driveway, Heated Garage, Insulated |
| # of Garages | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Fire Pit, Garden                   |
| Lot Description   | Lawn, Garden, Irregular Lot, Treed |
| Roof              | Asphalt Shingle                    |
| Construction      | Vinyl Siding, Wood Frame           |
| Foundation        | Wood                               |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 75                  |
| Zoning         | ACR                 |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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