

**514004 Range Road 41**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2222963**

# \$219,900



<b>Heating:</b>	Fireplace(s), Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	Pump, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	26-51-4-W4
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Res/Ag
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Satellite
<b>Features:</b>	Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows		

**Inclusions:** Garden tractor

Discover the perfect location to build your dream acreage on this beautifully maintained 4.47-acre flat property, ideally situated between Kitscoty and Islay, just 30 minutes to Lloydminster and 25 minutes to Vermilion. With full services already in place, this is a rare opportunity for an easy and cost-efficient start to your custom home or rural retreat. The acreage features a Fully serviced build site with natural gas, power, drilled well, septic, and RV hookup already established; Flat, open acreage which is ideal for future home construction, shops, barns, or hobby farm expansion; fenced and cross-fenced; 150' x 50'; garden plot producing vegetables, raspberries, strawberries, garlic, asparagus & more. The existing home (built in 2015) is A move-in ready approx. 500 sq. ft. year-round tiny home that provides immediate living space while you plan your build. Features include: Bright open-concept living area with natural gas fireplace and updated electric baseboard heat; Full kitchen with gas stove, refrigerator, and ample counter space; Queen sleeping area plus three custom double loft beds for guests or storage; Spacious 3-piece bathroom with storage and laundry/utility room; Updated mechanical systems including natural gas hot water heater, water softener, and RO system (2024); Strong well producing approx. 5 GPM. Outbuildings & Additional Improvements: 30' x 40'; Quonset - excellent for storage, equipment, or livestock potential; 40' x 9'; sea can with built-in workbench; Outdoor hot/cold taps and levelled spaces ideal for a greenhouse, shop, or future outbuildings. Whether you're looking for a turn-key rural start, a weekend escape, or the perfect site to build your forever acreage, this property offers unmatched value with essential services already in place.