

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

MLS # A2222963

\$219,900



Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	501 sq.ft.	Age: 2015 (11 yrs old)
Beds:	2	Baths: 1
Garage:	Driveway, RV Access/Parking, Unpaved	
Lot Size:	4.47 Acres	
Lot Feat:	Garden, Lawn, Many Trees, Pasture	

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