15075 TWP 522
Rural Vermilion River, County of, Alberta

MLS # A2273298
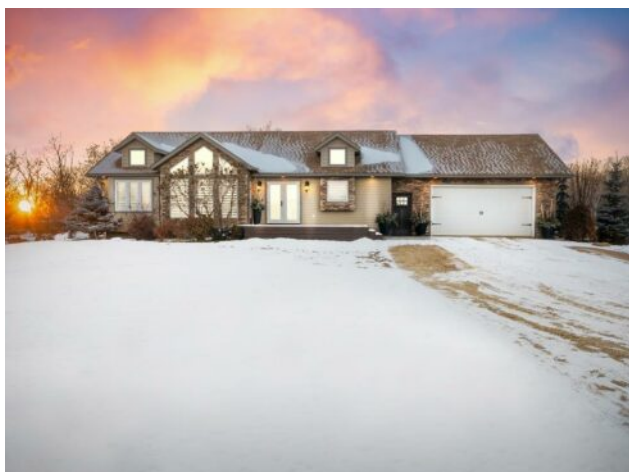
$744,950

Division:	NONE
Type:	Residential/House
Style:	Acreage with Residence, Bungalow
Size:	1,520 sq.ft.
Age:	2003 (23 yrs old)
Beds:	5
Baths:	3
Garage:	Double Garage Attached
Lot Size:	6.60 Acres
Lot Feat:	Low Maintenance Landscape, Secluded, See Remarks, Treed

Heating:	Forced Air, Natural Gas		**Water:**	Well
Floors:	Hardwood, Tile, Vinyl Plank		**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	7-52-1-W4
Exterior:	Stone, Vinyl Siding, Wood Frame		**Zoning:**	R1
Foundation:	Poured Concrete		**Utilities:**	-
Features:	See Remarks			

Inclusions:	N/A

Discover the perfect blend of privacy, space, and comfort on this beautifully maintained 6.6-acre acreage northwest of Lloydminster. Tucked away in a secluded setting, this immaculate 1,520 sq ft bungalow offers low-maintenance landscaping and plenty of room to enjoy the quiet rural lifestyle. Step inside to a warm and inviting main floor featuring an electric fireplace in the living room, complemented by architectural arches that create a stunning transition into the spacious dining area. The large kitchen offers ample cabinetry and workspace—ideal for family cooking and entertaining. The main level hosts three bedrooms, including a generous primary suite with a 4-piece ensuite, along with an additional 4-piece bathroom for convenience. The fully developed basement extends your living space with a comfortable family room, two more bedrooms, an office, a 3-piece bathroom, and a dedicated laundry room. Outside, relax on the 16' x 24' deck, unwind in the included hot tub, and enjoy the practicality of three storage sheds. A double attached garage provides secure parking and extra storage. If you’re looking for peace, privacy, and space without sacrificing comfort, this acreage checks every box.