

**31024 Township Road 530
Rural Vermilion River, County of, Alberta**

MLS # A2274718

\$149,900



Division:	NONE	
Type:	Residential/Manufactured House	
Style:	Acreage with Residence, Mobile Home-Double Wide	
Size:	1,344 sq.ft.	Age: 1977 (49 yrs old)
Beds:	3	Baths: 1 full / 1 half
Garage:	RV Access/Parking	
Lot Size:	10.53 Acres	
Lot Feat:	Few Trees, Garden, Lawn, Level, Many Trees	

Heating:	Forced Air, Natural Gas	Water:	Dugout, See Remarks
Floors:	Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	2-53-3-W4
Exterior:	Metal Siding , Mixed	Zoning:	HD
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Built-in Features		
Inclusions:	aeration equipment		

Discover the possibilities on this expansive 10-acre property, offering the peace, privacy, and space you've been looking for. Whether you're seeking a future homesite, hobby farm, or investment opportunity, this acreage provides a rare chance to create something truly special. The land features a mix of open areas and natural landscape, making it ideal for designing your perfect build site. With plenty of room to orient a new home for views, sun exposure, or seclusion, the options are wide open. A double-wide manufactured home currently sits on the property. While the home itself is in as-is condition and requires significant work or removal, it provides existing utility connections that could simplify future development. Shown by appointment only. Home sold as-is. The Village of Marwayne is a active community with local grocery store and shopping, and a k-12 school, and active recreation facility/skating rink.