

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

**MLS # A2274718**



# \$149,900

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

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