

**503040, Range Road 60
Rural Vermilion River, County of, Alberta**

MLS # A2282387

\$545,000



Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bi-Level	
Size:	2,080 sq.ft.	Age: 1993 (33 yrs old)
Beds:	6	Baths: 3 full / 1 half
Garage:	Double Garage Attached	
Lot Size:	10.72 Acres	
Lot Feat:	Back Yard, Front Yard, Treed	

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Parquet, Vinyl Plank	Sewer:	Unknown
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-50-6-W4
Exterior:	Vinyl Siding	Zoning:	CR-A (Country Residential)
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		
Inclusions:	N/A		

Large 6 Bedroom (4 up/ 2 down) Home with over 3100 sq ft of interior living space. Modern Kitchen & Dining area, plus separate Family & Living rooms. Total 4 washrooms including the Ensuite in the Master Bed. Basement also has a Rec Room, large Laundry, Utility Room, and extra Storage. Attached heated 673 sq ft Double Garage. Total 10.72 acres of land with 32' x 40' Hip Roof Barn and approx. 10 small outbuildings or shelters. Property is partly fenced with ample space to garden & play. Numerous mature trees add to its privacy, even though it is only 2.5 miles to Vermilion, AB.