

**494062 Range Road 62**  
**Rural Vermilion River, County of, Alberta**

**MLS # A2283534**



# \$749,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split, Acreage with Residence		
<b>Size:</b>	1,385 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	9.98 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	27-49-6-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, No Smoking Home, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

**Inclusions:** Hot Tub, Zero Turn Lawn Mower, Fire Wood, Garage/Shop Shelving

Fully fenced acreage situated on 9.98 acres just 10 minutes from Vermilion with quick access to Highway 41 or Highway 16. This well-maintained 1979 four-level split offers over 2,600 sq ft of living space plus an attached heated garage. The home features 4 bedrooms, 2.5 bathrooms, a den and a spacious laundry room. Major upgrades are already complete, including a newer furnace, hot water on demand, vinyl windows and doors, upgraded exterior siding with added insulation, a new septic system, majority of plumbing upgraded to PEX and a new well drilled in 2016! The inviting living room is warmed by a wood-burning stove and large windows that flood the space with natural light, offering peaceful country views. Outside, the property is exceptionally well set up with a heated 40' x 40' shop featuring a concrete floor and 220V power, a 14' x 40' lean-to for additional storage, a gravel RV pad beside the garage, a barn with loft, corrals, waterer and cross-fencing, making it ready for livestock. Relax on the deck in the hot tub, surrounded by a mature, treed yard that offers privacy and shelter. A turn-key acreage that truly checks all the boxes and ready for its next owners!