

# \$449,900 - 91 Marlene Crescent, Rural Vermilion River, County of

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MLS® #A2201500

**\$449,900**

4 Bedroom, 2.00 Bathroom, 1,185 sqft  
Residential on 2.99 Acres

Silver Willow Estates (NW), Rural Vermilion River, County of, Alberta

Need a shop for all those extras, cars, boats, quads etc???? Look no further as this stunning acreage in Silver Willow estates shines in so many ways, offering privacy, a beautifully landscaped and cared for yard (2.99 acres) with mature shade trees, fruit trees, a vegetable garden, beautiful lawn, a scenic pond area, 12x12 storage shed, plus the bonus of the heated, finished 30x30 shop with two overhead doors. If you hurry, you can be the new owner of your own dream acreage with the almost 1200 sq. ft. bungalow which has always been well cared for, has 3 bedrooms on the main floor, 2 bathrooms, a very large kitchen and dining area, corner pantry, ample cabinetry, south facing window in dining area to enjoy the picturesque views of your back yard. There's even room to add an island if you wish. You can expect to see many birds, squirrels and deer. All of the appliances stay with this home and are in excellent working condition. The double attached garage is heated for your comfort. The basement is finished with a large bedroom with a walk-in closet, a large family/games room including a corner gas fireplace, lots of storage, laundry, and a rough in for bathroom. Recent updates include shingles in 2019, water heater in 2022, dishwasher, washer & dryer are 2 yrs old, new air conditioner, septic tank 7 years old, new septic pump, two main



floor toilets are 2 years old. Make your move to quiet country living now before it's too late. Seller is happy to provide a quick possession.

Built in 1997

### Essential Information

MLS® #	A2201500
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,185
Acres	2.99
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	91 Marlene Crescent
Subdivision	Silver Willow Estates (NW)
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 2Z9

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Gravel Driveway, Off Street
# of Garages	2

### Interior

Interior Features	No Smoking Home, Pantry, See Remarks, Storage, Bathroom Rough-in, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window

	Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard, Garden, Rain Gutters, Storage
Lot Description	Back Yard, Creek/River/Stream/Pond, Landscaped, Rectangular Lot, Corner Lot, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Lawn, Many Trees, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 11th, 2025
Days on Market	138
Zoning	Rural Residential

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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