

# **\$519,900 - 73 White Tail Avenue, Rural Vermilion River, County of**

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MLS® #A2219922

**\$519,900**

5 Bedroom, 2.00 Bathroom, 1,581 sqft  
Residential on 2.00 Acres

Deerfoot Estates (SW), Rural Vermilion River,  
County of, Alberta

Escape the city and move into this beautiful 1581 sq ft bi-level situated in the acreage community of Deerfoot Estates, just West of the City of Lloydminster! The kitchen, dining room and living room are open plan. Hardwood and tile floors feature throughout the main level. The kitchen has white cabinetry, modern appliances and an oversize island with seating. The adjacent dining area has garden doors which lead to the 2-tier back deck and the living room has a big bay window with views to the West. Also on the main level are 3 large bedrooms and the 5-pc family bathroom which has a jetted tub, separate shower and direct access to the primary bedroom. The laundry area and a 2-pc bath, which are both conveniently located near the garage entry, complete the main floor. The partially finished full basement invites your personal touches and finishes. This level boasts large windows and a fantastic layout with a huge family/games room, 2 generously sized bedrooms and a 4-pc bathroom (roughed-in). The double attached insulated garage measures 24 ft wide X 29 ft long. Outside, the 2.0-acre lot provides ample space to build the dream shop, park the RV and enjoy gardening and other outdoor activities. Need more information? There is power and gas at the property. A Honeywell back-up generator is included in the sale. Water is



from a well. There is an outdoor hydrant to conveniently water plants and shrubs. There is a septic tank and field. Plus, this attractive Deerfoot Estates property is conveniently located 10 minutes from Lloydminster amenities with quick access to Highway 16. From Lloydminster go west on Highway 16 to RR 15, go north across the tracks, then turn right into Deerfoot Estates.

Built in 2003

### **Essential Information**

MLS® #	A2219922
Price	\$519,900
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,581
Acres	2.00
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	73 White Tail Avenue
Subdivision	Deerfoot Estates (SW)
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 3C6

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island
Appliances	Dishwasher, Dryer, Garage Control(s), Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Lawn, Level, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	May 10th, 2025
Days on Market	45
Zoning	RES

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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