# \$549,900 - 524050 Range Rd 22, Rural Vermilion River, County of

MLS® #A2227303

## \$549,900

3 Bedroom, 2.00 Bathroom, 2,075 sqft Residential on 24.98 Acres

NONE, Rural Vermilion River, County of, Alberta

Not Your Average Mobile. Not Even Close.

This isn't a mobile with updatesâ€"it's a full-blown reinvention. With over 2,000 sq ft of space, this home sits on nearly 25 acres just 10 km from Marwayne and offers a layout, look, and lifestyle that feels anything but manufactured.

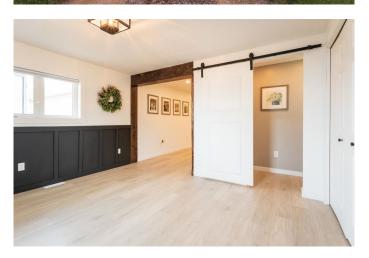
Step into the oversized entryâ€"yes, oversized. This space is more than just a pass-through; it sets the tone. Two full closets on one wall, an updated half bath tucked on another, and room to comfortably greet a crew or host a bench, coat rack, gallery wallâ€"you name it. From here, a beautifully staged hallway (they've nailed the lighting and decor!) guides you into the heart of the home.

Inside, you'II find 3 bedroomsâ€"one currently set up as a home office. Newer laminate runs throughout most of the home. The kitchen features a wood stove that adds both character and another source of practical heat.

The 5-piece main bath is a standout: custom tile shower, soaker tub and a layout that feels more spa than standard. Built-in shelving with adjustable lighting adds both flair and function, while the laundry room is a thoughtful







surpriseâ€"featuring a live-edge wood counter over the washer/dryer and a tiled dog-wash station with a deep sink.

There's a sweet little nook off the dining area that catches the natural light just right, perfect for morning coffee or an evening wind-down. Kitchen, dining and living areas are semi-open, with a half wall for visual flow and just enough separation.

## Updates? Yes:

hot water on demand, new shingles (2023), fresh stain on the deck, fresh paint on the shed, updated lighting throughout. Outside:

30 x 32 metal shop (uninsulated), dugout with new windmill water system, older single garage (dry, decentâ€"great storage!), fenced on 3 sides, small corral (horses welcome), almost 400 trees planted, yard is immaculate and it shows. There's a generous utility/storage room for all the extras, and plenty of room for more. Whether you want space for animals, toys, gardens or just room to breatheâ€"it's here.

The sellers have poured time and care into every inch of this place. If you're looking for rural living that's comfortable, creative, and move-in readyâ€"this one's worth the drive.

Built in 1976

#### **Essential Information**

MLS® # A2227303 Price \$549,900

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 2,075 Acres 24.98 Year Built 1976

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

## **Community Information**

Address 524050 Range Rd 22

Subdivision NONE

City Rural Vermilion River, County of

County Vermilion River, County of

Province Alberta
Postal Code T0B 2X0

#### **Amenities**

Parking RV Access/Parking

#### Interior

Interior Features Ceiling Fan(s), Double Vanity, Open Floorplan, Recessed Lighting,

Tankless Hot Water, Vinyl Windows

Appliances Electric Stove, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning Stove

Basement None

#### **Exterior**

Exterior Features Private Yard

Lot Description Few Trees, Corners Marked

Roof Asphalt Shingle

Construction Mixed Foundation None

## **Additional Information**

Date Listed June 26th, 2025

Days on Market 4

Zoning Country Residential

## **Listing Details**

Listing Office MUSGRAVE AGENCIES

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