

\$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 updates—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 entry—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 wall—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'll find 3 bedrooms—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.

Thereâ€™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.

Thereâ€™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€”itâ€™s here.

The sellers have poured time and care into every inch of this place. If youâ€™re looking for rural living thatâ€™s comfortable, creative, and move-in readyâ€”this oneâ€™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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