

# **\$525,000 - 58 Mule Deer Avenue, Rural Vermilion River, County of**

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MLS® #A2233281

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,276 sqft  
Residential on 2.09 Acres

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

Welcome to 58 Mule Deer Avenue at Deer Creek Estates.... Just 5 minutes from Lloydminster, this stunning bungalow sitting on 2.09 acres is ready for its next owner! At 1276 Sqft with its over-sized double garage, you'll have all the space your family needs to make Rural Life memories. The current owners have put so much new and care into this home! Shingles, Furnace, and HWT are new as are the appliances. A welcoming front porch greets you into this house with its 4 bedrooms, 3 bathrooms and completed basement. The main level of this home is very inviting with plenty of light and hardwood floors. The primary bedroom's ensuite has a heated floor and jet tub. In the basement there are not one but TWO fireplaces, one wood, one gas. They are in the family room and in a great den space for guests or games room. The home's 3rd full bath and a bedroom round off the lower level with new flooring. This acreage shows like a dream with the expanse of green grass, a tiny bridged creek, lilac bushes and treed perimeter. This yard is said to be the perfect location for celebrations! Make your next celebration the purchase of this stunning property!

Built in 2002

## **Essential Information**



MLS® #	A2233281
Price	\$525,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,276
Acres	2.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	58 Mule Deer Avenue
Subdivision	Deerfoot Estates (SW)
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

### Amenities

Parking	Double Garage Attached
# of Garages	2
Waterfront	Creek, Pond

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Jetted Tub
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Free Standing, Gas, Wood Burning, Metal, Other
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Irregular Lot, Landscaped, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	9
Zoning	CR- M

### **Listing Details**

Listing Office	eXp Realty (Lloyd)
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