

# \$449,000 - 49 Grandview Crescent, Rural Vermilion River, County of

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MLS® #A2242185

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,119 sqft  
Residential on 4.99 Acres

Grandview Estate, Rural Vermilion River,  
County of, Alberta

Peaceful Country Home Property located only 7 miles on pavement from Vermilion, AB. Beautiful south view from both upper and lower decks. This house feels spacious because it has 9 ft. ceiling upstairs and in the walkout basement. Residence currently has 3 bedrooms & 2 spacious bathrooms. Space in basement to add a 4th bedroom or perhaps a separate basement living area with "nook corner" already wired and rough-in plumbed to accommodate the development of a natural lite Kitchenette or Office. Upper and Lower large decks are setup to have sun or shade at all times for ultimate comfort. Outdoors you can "lose yourself" in this natural park-like oasis with numerous special Trees & Shrubs of various species, including excellent Fruit Varieties. Excellent Utilities include: Great Water Well, Trouble free Septic system, Power and Natural Gas. If you love to hike, walk, snowshoe or cross country ski, there are several trails to enjoy on this 4.99 acre well treed acreage. Grandview Estates also has an excellent paved circle drive if you like to walk, jog ,or go for pleasant bike rides. Don't delay, now is your time to step forward with this 1 of a kind well developed property. Must be viewed to be fully appreciated.

Built in 2007



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2242185                         |
| Price          | \$449,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,119                            |
| Acres          | 4.99                             |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 49 Grandview Crescent            |
| Subdivision | Grandview Estate                 |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T9X 2B5                          |

## Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 6                                                                              |
| Parking        | Single Garage Detached                                                         |
| # of Garages   | 1                                                                              |

## Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Chandelier                                                                   |
| Appliances        | Dishwasher, Dryer, Freezer, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                         |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Garden                                                      |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), Garden, See Remarks, Treed |
| Roof              | Asphalt Shingle                                             |
| Construction      | Mixed                                                       |
| Foundation        | Poured Concrete, Wood                                       |

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | July 23rd, 2025           |
| Days on Market | 16                        |
| Zoning         | Country Residential-Multi |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Vermilion |
|----------------|--------------------------------|

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