

# \$749,900 - 522053 Rr40, Rural Vermilion River, County of

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MLS® #A2243173

**\$749,900**

4 Bedroom, 3.00 Bathroom, 2,405 sqft  
Residential on 21.00 Acres

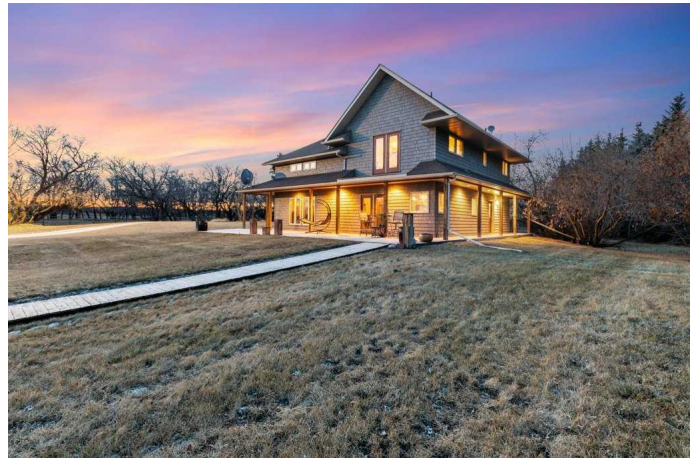
NONE, Rural Vermilion River, County of, Alberta

Country living in a desirable farming area just west of Marwayne this private 21 acre property consists of a 2,400 sq ft home with a large 80 x 32 heated detached garage with concrete floor an extra 20 x 80 space, and a 12x 48 shelter off the back, a heated 72 x 30 barn the is perfect to some livestock. This property is totally fenced and cross fenced. This custom build home from 2009 is a storey and a half with 4 bedrooms and 3 bathroom features open concept, lots of light, and vaulted ceiling, the main floor features a stunning kitchen with stone counter tops large island, gas stove, built in oven, and lots of storage. The living room has vaulted ceilings with many windows to sit and enjoy the immaculate private mature yard. The master bedroom has a oversized 2 man jetted tub with double sinks and a walk in closet with laundry. Downstairs is heated floors with 2 more bedrooms and a 3 piece bathroom with a living room. There is heat on demand, A/C, a generator built in its own shed to power the whole house , drilled well, and lots of extras. This place is so nice, come and check it out.

Built in 2009

## Essential Information

MLS® #                      A2243173



|                |                                           |
|----------------|-------------------------------------------|
| Price          | \$749,900                                 |
| Bedrooms       | 4                                         |
| Bathrooms      | 3.00                                      |
| Full Baths     | 3                                         |
| Square Footage | 2,405                                     |
| Acres          | 21.00                                     |
| Year Built     | 2009                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 522053 Rr40                      |
| Subdivision | NONE                             |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T0B 2X0                          |

### Amenities

|         |                                                                  |
|---------|------------------------------------------------------------------|
| Parking | 220 Volt Wiring, Heated Garage, Oversized, Quad or More Detached |
|---------|------------------------------------------------------------------|

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Stone Counters, Tankless Hot Water |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Oven-Built-In                                                    |
| Heating           | In Floor, Forced Air, Hot Water, Natural Gas                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                         |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Entrance, Private Yard                                                         |
| Lot Description   | Farm, Front Yard, Landscaped, Lawn, No Neighbours Behind, Pasture, Brush, Cleared, Seasonal Water, Yard Lights |
| Roof              | Asphalt Shingle                                                                                                |

|              |                                              |
|--------------|----------------------------------------------|
| Construction | ICFs (Insulated Concrete Forms), See Remarks |
| Foundation   | ICF Block                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 91              |
| Zoning         | AG              |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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