

# **\$384,900 - Pt Se 36-52-1 W4, Rural Vermilion River, County of**

---

MLS® #A2168205

**\$384,900**

5 Bedroom, 3.00 Bathroom, 1,512 sqft  
Residential on 8.57 Acres

NONE, Rural Vermilion River, County of, Alberta

Exceptional acreage with recent flooring, interior and exterior improvements located 1.9 KM north of junction of Hwy 17 and Hwy #3 (Alcurve Store) on the west hand side of the highway. This acreage is set back far enough from the highway to reduce the noise from Hwy 17. With 8.57 acres of land, this acreage is set up well for anyone wishing to have a few horses or cattle on their property. Lots of potential and opportunity here!! The home is a 1512 square foot bungalow with a walk out basement. The basement of this home is divided up in to living space and a 22'x28' attached garage accessed from the family room area. This home has boiler heat with in-floor heat in the basement level which is also complimented by a wood stove. The main floor shows well with large living space, deck looking south, and an enclosed hot tub area separated from the main floor living space but still part of the main floor of the home. There have been numerous updates over the years including flooring, the home has a total of 3+2 bedrooms and 2+1 bathrooms. Outside there is numerous outbuildings, a barn and a separate detached garage which measure 28' wide and 32' deep. - Don't hesitate this one won't last long!

Built in 1989



## Essential Information

MLS® #	A2168205
Price	\$384,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,512
Acres	8.57
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	Pt Se 36-52-1 W4
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Double Garage Detached, Gravel Driveway, Heated Garage, Insulated
# of Garages	4

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Hot Water, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Partial, Walk-Out

**Exterior**

Exterior Features	Private Yard
Lot Description	Treed, Irregular Lot, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Other

**Additional Information**

Date Listed	September 24th, 2024
Days on Market	219
Zoning	ACR

**Listing Details**

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.