# \$219,900 - 514004 Range Road 41, Rural Vermilion River, County of

MLS® #A2222963

# \$219,900

2 Bedroom, 1.00 Bathroom, 501 sqft Residential on 4.47 Acres

NONE, Rural Vermilion River, County of, Alberta

Escape to the country and embrace peaceful, country living on this beautifully maintained 4.47-acre acreage for sale between Kitscoty and Islay, ABâ€"just 30 minutes from Lloydminster and 25 minutes from Vermilion. Whether you're dreaming of a cozy homestead, a weekend getaway, or future expansion, this property offers versatility, comfort, and room to grow.

#### The Home:

Built in 2015, the year-round tiny home provides approximately 500 sq. ft. of efficient living space with a durable metal roof and low-maintenance vinyl siding. Inside, you'II find:

Bright open-concept living and dining area with a cozy natural gas fireplace, new electric baseboard heaters in main room and bathroom and loft area:

Full-size kitchen with gas stove, refrigerator, range hood, and generous counter space;

Dedicated sleeping area with queen-sized platform bed and built-in storage;

Three custom-built double loft style beds for kids, guests, or extra storage;







Spacious 3-piece bathroom with cubbies, closet, and direct access to a laundry/utility room;

Mechanical Systems (Updated & Reliable);

Natural gas hot water heater;

Water softener & reverse osmosis system (installed Sept. 2024);

Strong well producing approx. 5 gallons per minute;

Outbuildings & Property Highlights:

30' x 40' Quonset – ideal for storage, equipment, or livestock conversion;

40' x 9' sea can with built-in workbench for secure storage;

Fully fenced & partially cross-fenced for animals or hobby farming;

RV hookup and outdoor hot/cold water taps;

Levelled terrain â€" perfect for a garden, greenhouse, or future outbuildings.

A Gardener's Dream:

Grow your own food on the 150' x 50' garden plot, already producing raspberries, strawberries, garlic, asparagus, and more. A rare opportunity for sustainable living, right in your own backyard.

This acreage blends country charm with modern convenience, offering a unique chance to live simply and sustainably while staying connected to nearby communities.

<sup>\*</sup> Move-in ready tiny home

\* Excellent location near Lloydminster & Vermilion

Don't miss your chance to own this ready-to-go rural gem. Contact your REALTOR® today to schedule a private showing!

Built in 2015

# **Essential Information**

MLS® # A2222963 Price \$219,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1
Square Footage 501
Acres 4.47
Year Built 2015

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 514004 Range Road 41

Subdivision NONE

City Rural Vermilion River, County of

County Vermilion River, County of

Province Alberta
Postal Code T0B 2J0

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Satellite Internet

Available

Parking Driveway, RV Access/Parking, Unpaved

## Interior

Interior Features Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows

<sup>\*</sup> Turn-key acreage with outbuildings & garden

Appliances Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked,

Window Coverings, Gas Water Heater, Water Conditioner, Water

Distiller

Heating Fireplace(s), Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room

Basement None

#### **Exterior**

Exterior Features Dog Run, Fire Pit, Garden, Private Yard, Storage

Lot Description Garden, Lawn, Many Trees, Pasture

Roof Metal

Construction Mixed, Vinyl Siding, Wood Frame

Foundation Wood

### **Additional Information**

Date Listed May 20th, 2025

Days on Market 168

Zoning Res/Ag

# **Listing Details**

Listing Office RE/MAX PRAIRIE REALTY

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