

\$524,900 - 74 Blackfoot Road, Rural Vermilion River, County of

MLS® #A2245166

\$524,900

5 Bedroom, 3.00 Bathroom, 1,935 sqft
Residential on 3.01 Acres

Morning Gold Estates (SW), Rural Vermilion River, County of, Alberta

THIS IS THE ONE YOU HAVE BEEN WAITING FOR.... Super clean home with a lot of space or your family, and tucked within one of the nicest acreage subdivisions near Lloydminster- Huge added benefit with a double attached garage and an detached oversized 28' by 28' garage. No gravel to drive getting to this acreage- pavement and hard surface roads all the way. This mature yard gives privacy where some newer acreages may lack- you will love the space, you will love the lifestyle and the mature tree lined property. If you desire a quiet, relaxing place to raise your family, then you will want to visit this property. There is no deferred maintenance here, there are three bedrooms on the upper level and 2 bathrooms and 2 bedrooms on the lower level. There is a 1/2 bath on the second level and a walk-through access to the outside. The main floor has a wood burning fireplace in the living room, breakfast eating area that leads to a deck, nice kitchen and a formal dining room...The Shingles on the home are approx. 8 years old, the home features an upgraded railing, some newer windows, newer furnace and a Rinnai on demand hot water system. You will not find a better acreage in this price range!!



Built in 1981

Essential Information

MLS® #	A2245166
Price	\$524,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,935
Acres	3.01
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey Split
Status	Active

Community Information

Address	74 Blackfoot Road
Subdivision	Morning Gold Estates (SW)
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 0L0

Amenities

Parking	Double Garage Attached, Double Garage Detached
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Garage Control(s), Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement	Finished, Partial, Walk-Out
----------	-----------------------------

Exterior

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

Additional Information

Date Listed	August 1st, 2025
Days on Market	96
Zoning	ACR

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.