

# **\$719,500 - Ne-24-51-01-w4, Rural Vermilion River, County of**

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MLS® #A2157017

**\$719,500**

4 Bedroom, 3.00 Bathroom, 1,605 sqft  
Residential on 9.39 Acres

NONE, Rural Vermilion River, County of, Alberta

Custom-Built Executive Bungalow on 9.4 Acres of Scenic Beauty in Lloyd School Division. Nestled on 9.4 acres of picturesque land, this custom-built executive bungalow offers unparalleled luxury and serenity with a walkout basement. Enjoy the best of both worlds with breathtaking south and west sun exposure, perfect for capturing stunning sunset views every evening. Step inside to discover vaulted ceilings that create an airy and expansive feel. The open-concept living area is perfect for entertaining, with beautiful hardwood flooring adding a touch of elegance throughout the home. The kitchen is a chef's delight, featuring sleek quartz countertops and modern appliances. Prepare meals with ease and enjoy the seamless flow into the dining and living areas. This home boasts four generously sized bedrooms, providing ample space for family and guests. The fully finished walkout basement offers additional living space, perfect for a family room, home gym, or entertainment area. The possibilities are endless! A second kitchen in the basement is ideal for summer gatherings or catering to guests, canning or making wine! There is a moveable island for added convenience. Embrace outdoor living with the waterfall and a charming gazebo and a fire pit area, perfect for cozy evenings under the stars. There's also a designated spot for a hot



tub, allowing you to relax and unwind in style. Enjoy year-round comfort in the sunroom/ dining area which could be converted to another bedroom, a perfect spot for morning coffee or an afternoon retreat. This executive bungalow is a rare find, offering luxurious living in a serene, natural setting. Don't miss the opportunity to make this stunning property your forever home.

Elevate your lifestyle with this custom-built executive bungalow – a perfect blend of luxury, comfort, and natural beauty.

Built in 2008

### Essential Information

MLS® #	A2157017
Price	\$719,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,605
Acres	9.39
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	Ne-24-51-01-w4
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

### Amenities

Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	August 13th, 2024
Days on Market	245
Zoning	Acreage

## Listing Details

Listing Office	eXp Realty (Lloyd)
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