

# **\$354,000 - Ptn. Of Nw 9-53-4-w4, 531043 Hwy 893, Dewberry**

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MLS® #A2201319

**\$354,000**

3 Bedroom, 2.00 Bathroom, 1,071 sqft  
Residential on 4.47 Acres

NONE, Dewberry, Alberta

Clear BLUE SKY! Who needs a weather forecast, when you have a massive deck to walk out on and enjoy the view of this Beautiful Acreage! Private property on a secondary paved road only 2.5mi SW of Dewberry, which has numerous services including a school, grocery store, fuel, Vet Clinic, etc. Bi-Level Home with developed basement and double attached heated garage. Total 3 bedroom, 2 bath home with room for extra development in the huge basement family room. Home comes with newer Appliances, '20yr large Hot Water tank, Water Softener, '18yr Magna Flow water system & pressure tank. New Septic pump in 2019, Metal House & garage Roof in 2020, and New large L-Shaped Deck in 2019. Acreage is fully fenced and comes with red garden shed, plus 8' x 12' Chicken COOP. MCSNet Tower on property pays \$100/mth (which covers good portion of taxes) plus gives Free Internet Service. Well Treed and private, this property won't last long. Quick possession can be accommodated.

Built in 1983

## **Essential Information**

MLS® #	A2201319
Price	\$354,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,071
Acres	4.47
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	Ptn. Of Nw 9-53-4-w4, 531043 Hwy 893
Subdivision	NONE
City	Dewberry
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 1G0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Storage
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Private, Treed

Roof	Metal
Construction	Mixed
Foundation	Wood

**Additional Information**

Date Listed	March 11th, 2025
Days on Market	41
Zoning	Business & Services (B)

**Listing Details**

Listing Office	Real Estate Centre - Vermilion
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