

\$239,900 - 501043 Rr 23, Rural Vermilion River County

MLS® #E4447783

\$239,900

1 Bedroom, 1.00 Bathroom, 968 sqft

Rural on 0.90 Acres

None, Rural Vermilion River County, AB

Welcome to this cozy acreage that's just 8 minutes from Lloydminster. This 0.89 acre property offers a pond view, trees, paved range road & lots of opportunity to make it your own. There's a newer septic system a/ mound, well water, a large U turn gravel driveway, & close proximity to Kitscoty (6 min). This bungalow on the main floor offers: 1 bedroom, 1 full bath which functions also as a semi ensuite, the kitchen, a large entry, a spacious dining area as well as the living room. There is access to the back of the home via patio sliding doors. (The deck will need to be removed, and isn't safe to walk on, do not walk on please). Up in the Loft area, there is a landing for storage, and two areas that have a window each; This allows for a great cross breeze. The undeveloped basement has large above ground windows & can be developed into a 2 bedroom plus 1 bathroom, & laundry. (*Please note in the past the home has been smoked; has not been smoked in the past few months.) (Handyman special)(Lot 129' x 298')

Built in 1950

Essential Information

MLS® # E4447783

Price \$239,900

Bedrooms 1



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 968 |
| Acres | 0.90 |
| Year Built | 1950 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 501043 Rr 23 |
| Area | Rural Vermilion River County |
| Subdivision | None |
| City | Rural Vermilion River County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0B 0L0 |

Amenities

| | |
|----------|----------------------------------|
| Features | Closet Organizers, Vinyl Windows |
|----------|----------------------------------|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior | Wood |
| Exterior Features | Lake View, Landscaped, Not Fenced |
| Lot Description | 39.6m x 91m |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 15th, 2025 |
| Days on Market | 4 |

Zoning

Zone 60

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Listing information last updated on July 19th, 2025 at 12:02pm MDT