\$224,900 - 501043 Rr 23, Rural Vermilion River County

MLS® #E4447783

\$224,900

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 \$224,900

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 106

Zoning Zone 60

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