

\$219,900 - 514004 Range Road 41, Rural Vermilion River, County Of

MLS® #A2222963

\$219,900

2 Bedroom, 1.00 Bathroom, 501 sqft
Single Family on 4.47 Acres

N/A, Rural Vermilion River, County Of, Alberta

Escape to the country and embrace peaceful, country living on this beautifully maintained 4.47-acre acreage for sale between Kitscoty and Islay, AB—just 30 minutes from Lloydminster and 25 minutes from Vermilion. Whether you’re dreaming of a cozy homestead, a weekend getaway, or future expansion, this property offers versatility, comfort, and room to grow. The Home: Built in 2015, the year-round tiny home provides approximately 500 sq. ft. of efficient living space with a durable metal roof and low-maintenance vinyl siding. Inside, you’ll find: Bright open-concept living and dining area with a cozy natural gas fireplace, new electric baseboard heaters in main room and bathroom and loft area; Full-size kitchen with gas stove, refrigerator, range hood, and generous counter space; Dedicated sleeping area with queen-sized platform bed and built-in storage; Three custom-built double loft style beds for kids, guests, or extra storage; Spacious 3-piece bathroom with cubbies, closet, and direct access to a laundry/utility room; Mechanical Systems (Updated & Reliable); Natural gas hot water heater; Water softener & reverse osmosis system (installed Sept. 2024); Strong well producing approx. 5 gallons per minute; Outbuildings & Property Highlights: 30’ x 40’ Quonset — ideal for storage, equipment, or livestock



conversion;40â€™ x 9â€™ sea can with built-in workbench for secure storage;Fully fenced & partially cross-fenced for animals or hobby farming;RV hookup and outdoor hot/cold water taps;Levelled terrain â€” perfect for a garden, greenhouse, or future outbuildings.A Gardenerâ€™s Dream:Grow your own food on the 150â€™ x 50â€™ garden plot, already producing raspberries, strawberries, garlic, asparagus, and more. A rare opportunity for sustainable living, right in your own backyard.This acreage blends country charm with modern convenience, offering a unique chance to live simply and sustainably while staying connected to nearby communities.* Move-in ready tiny home* Excellent location near Lloydminster & Vermilion* Turn-key acreage with outbuildings & gardenDonâ€™t miss your chance to own this ready-to-go rural gem. Contact your REALTORÂ® today to schedule a private showing! (id:6289)

Built in 2015

Essential Information

Listing #	A2222963
Price	\$219,900
Bedrooms	2
Bathrooms	1.00
Square Footage	501
Acres	4.47
Year Built	2015
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	514004 Range Road 41
Subdivision	N/A
City	Rural Vermilion River, County Of

Province Alberta
Postal Code T0B2J0

Amenities

Utilities Electricity, Natural Gas
Features PVC window, Closet Organizers
Parking RV

Interior

Appliances Refrigerator, Gas stove(s), Microwave Range Hood Combo, Water Distiller, Window Coverings, Washer/Dryer Stack-Up, Water Heater - Gas
Heating Natural gas Other
Cooling None
Fireplace Yes
of Fireplaces 1
of Stories 1

Exterior

Exterior Vinyl siding
Exterior Features Garden Area, Lawn
Construction Wood frame
Foundation Wood

Listing Details

Listing Office RE/MAX PRAIRIE REALTY



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