

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

MLS® #E4447783

**\$224,900**

1 Bedroom, 1.00 Bathroom, 968 sqft

Single Family on 0.90 Acres

None, Rural Vermilion River County, Alberta

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') (id:6289)

Built in 1950

## Essential Information

Listing #	E4447783
Price	\$224,900
Bedrooms	1
Bathrooms	1.00



Square Footage	968
Acres	0.90
Year Built	1950
Type	Single Family
Style	Bungalow

### Community Information

Address	501043 Rr 23
Subdivision	None
City	Rural Vermilion River County
Province	Alberta
Postal Code	T0B0L0

### Amenities

Amenities	Vinyl Windows
Features	Closet Organizers
Parking	No Garage, RV, See Remarks
View	Lake view

### Interior

Appliances	Dishwasher, Dryer, Fan, Hood Fan, Refrigerator, Storage Shed, Stove, Washer, Window Coverings
Heating	Forced air
# of Stories	1

### Listing Details

Listing Office	RE/MAX Excellence
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Listing information last updated on October 15th, 2025 at 5:16am PDT