# \$1,095,950 - 484046 Rr20, Rural Vermilion River, County of

MLS® #A2252721

### \$1,095,950

5 Bedroom, 3.00 Bathroom, 1,815 sqft Residential on 0.00 Acres

NONE, Rural Vermilion River, County of, Alberta

Welcome to your private 5-acre retreat, just 12 minutes from the city on paved roads. This stunning 1800+ sq ft home offers a wrap-around ,composite deck, Hardie board siding with stone accents, and a spacious floor plan designed for comfort and entertaining.

Inside, the gourmet kitchen features a massive island with prep sink, walk-in pantry, Electrolux side-by-side fridge/freezer, 6-burner gas stove, and double convection ovens. The main floor includes a cozy two-way fireplace, heated foyer floors, a convenient powder room and laundry, plus a luxurious primary suite with deck access, walk-in closet, and spa-like ensuite with heated floors, jacuzzi tub, and rainfall shower.

The walkout basement boasts 9-ft ceilings, surround sound wiring, a wood-burning fireplace, 4 large bedrooms, 5-piece bath, additional laundry hookups, and generous storage. Additional features include central A/C, ICF foundation, wired hot tub hook-up, and recent updates (shingles & water heater 2020, water softener 2024).

Outdoors, enjoy landscaped grounds with fruit trees, firepit, 2 sheds, above-ground watering lines, underground dog fencing, and ample gravel parking for semis or RVs. A 3,600 sq ft







shop with three 16x14 doors, 18-ft ceilings, heated 24x46 workshop/garage, and large unheated storage area completes this exceptional property.

#### Built in 2013

### **Essential Information**

MLS® # A2252721 Price \$1,095,950

Bedrooms 5
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,815 Acres 0.00 Year Built 2013

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 484046 Rr20

Subdivision NONE

City Rural Vermilion River, County of

County Vermilion River, County of

Province Alberta
Postal Code T9V3K5

#### **Amenities**

Parking Triple Garage Detached

# of Garages 7

## Interior

Interior Features See Remarks

Appliances Built-In Refrigerator, Dishwasher, Microwave Hood Fan, Stove(s),

Washer/Dryer, Oven-Built-In

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Full, Walk-Out

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Private

Roof Asphalt Shingle

Construction Wood Frame

Foundation ICF Block

# **Additional Information**

Date Listed August 31st, 2025

Days on Market 65 Zoning R1

# **Listing Details**

Listing Office MUSGRAVE AGENCIES

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.