\$549,900 - 13045 Hwy 16e & King Street, Rural Vermilion River, County of

MLS® #A2179738

\$549,900

4 Bedroom, 2.00 Bathroom, 1,363 sqft Residential on 3.08 Acres

NONE, Rural Vermilion River, County of, Alberta

3.08 Acres with a park like setting. 1363 Sq./ft bungalow with 4 bedrooms and 2 bathrooms. This home features a large living room, bedroom, bathroom on the main entry level. The upper raised level includes a kitchen, dining area, 3 large bedrooms and a full bathroom. Dining room access to the tiered deck in the rear. You'll also find a front deck off the primary bedroom. The basement is unfinished with a laundry area and utility area. There are 2-50 Gal. Hot water tanks replaced in 2021, Shingles replaced in 2020. In floor heat "ready" lines. The attached Double garage features a separate interior workshop. The exterior features a single detached garage and numerous sheds for storage. Only 1 mile West of Lloydminster. Zoned M (Medium Industrial) current primary use as Residential. Lots of potential if you're looking for space to add a shop or outbuildings.





Built in 1959

Essential Information

MLS® # A2179738 Price \$549,900

Bedrooms 4
Bathrooms 2.00

Full Baths 2

Square Footage 1,363 Acres 3.08 Year Built 1959

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 13045 Hwy 16e & King Street

Subdivision NONE

City Rural Vermilion River, County of

County Vermilion River, County of

Province Alberta
Postal Code T0B0L0

Amenities

Utilities Electricity Available, Natural Gas Available, Phone Available

Parking Spaces 6

Parking Double Garage Attached, Single Garage Detached

of Garages 3

Interior

Interior Features See Remarks

Appliances Electric Stove, Portable Dishwasher, Refrigerator, Washer/Dryer, Water

Softener

Heating In Floor Roughed-In, Floor Furnace, Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Partial, Unfinished

Exterior

Exterior Features Storage

Lot Description Few Trees, Gentle Sloping, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

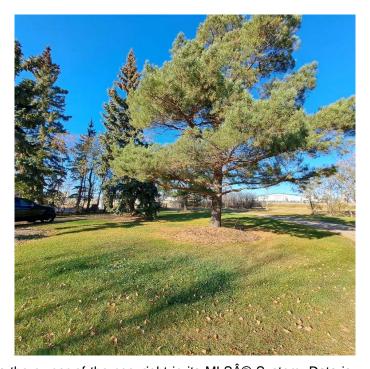
Additional Information

Date Listed November 20th, 2024

Days on Market 277
Zoning M

Listing Details

Listing Office REAL ESTATE CENTRE



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