

# \$349,900 - 12046 Twp 524, Rural Vermilion River, County of

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MLS® #A2217991

**\$349,900**

2 Bedroom, 2.00 Bathroom, 2,388 sqft  
Residential on 2.00 Acres

NONE, Rural Vermilion River, County of, Alberta

Discover your prairie paradise just 26 km from Lloydminster! This solid, ICF-constructed home, built on below grade concrete footings, offers over 2,300 sq ft of living space with breathtaking views of the Alberta prairies and Probert Lake. Designed for durability and ready for your finishing touches, this home features a private yard and a 26x30 shop and is fully fenced and cross-fenced. The beautifully landscaped yard includes mature trees, shrubs, and garden areas, perfect for outdoor enthusiasts. With an efficient wall furnace heating system and a central temp cast gas fireplace and convenient main floor laundry, this property blends practicality with potential. Don't miss the opportunity to make this serene and spacious property your own. 3D Virtual Tour Available!

Built in 1998

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2217991  |
| Price          | \$349,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 2,388     |
| Acres          | 2.00      |



|            |                                  |
|------------|----------------------------------|
| Year Built | 1998                             |
| Type       | Residential                      |
| Sub-Type   | Detached                         |
| Style      | 2 Storey, Acreage with Residence |
| Status     | Active                           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 12046 Twp 524                    |
| Subdivision | NONE                             |
| City        | Rural Vermilion River, County of |
| County      | Vermilion River, County of       |
| Province    | Alberta                          |
| Postal Code | T0B 2X0                          |

### Amenities

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Parking      | 220 Volt Wiring, Double Garage Detached, RV Access/Parking, Gravel Driveway |
| # of Garages | 2                                                                           |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Kitchen Island, Sump Pump(s), Walk-In Closet(s)                             |
| Appliances        | Dryer, Gas Stove, Range Hood, Refrigerator, Satellite TV Dish, Washer, Window Coverings |
| Heating           | Natural Gas, Wall Furnace                                                               |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Gas                                                                                     |
| Has Basement      | Yes                                                                                     |
| Basement          | Unfinished, See Remarks                                                                 |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden                                                  |
| Lot Description   | Back Yard, Front Yard, Garden, Irregular Lot, Landscaped, Lawn, Treed |
| Roof              | Metal                                                                 |
| Construction      | ICFs (Insulated Concrete Forms), Vinyl Siding                         |
| Foundation        | Perimeter Wall                                                        |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 9th, 2025 |
| Zoning      | ACR           |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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