

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

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MLS® #A2222963

**\$219,900**

2 Bedroom, 1.00 Bathroom, 501 sqft  
Residential on 4.47 Acres

NONE, Rural Vermilion River, County of, Alberta

Discover your dream of peaceful, self-sufficient living with this beautifully maintained 4.47-acre property, ideally located between Kitscoty and Lloyminster and 25 minutes to Vermilion. This versatile acreage offers the perfect setup for a cozy homestead, weekend getaway, or future expansion.

Built in 2015, the year-round tiny home offers approximately 500 sq. ft. of thoughtfully designed living space, complete with a durable metal roof and low-maintenance vinyl siding.

Inside youâ€™ll find:

A bright, open-concept living and dining area, warmed by a natural gas fireplace

A full-size kitchen with gas stove, refrigerator, range hood, and ample counter space

A dedicated sleeping area with a queen-sized platform bed and built-in storage

Three custom-built double-sized bunksâ€™ideal for guests, kids, or extra storage

A spacious 3-piece bathroom with built-in cubbies and closet, plus direct access to a laundry/utility room



Updated mechanical systems include:

A natural gas hot water heater

Water softener and reverse osmosis system  
(installed Sept. 2024)

A reliable well producing approx. 5 gallons per minute

Outbuildings & Property Features:

A 30' x 40' Quonset, perfect for equipment storage or livestock conversion

A 40' x 9' sea can with built-in workbench for secure outdoor storage

Fully fenced and partially cross-fenced for hobby farming or animal enclosures

RV hookup at the rear of the home and outdoor hot/cold water taps

Levelled terrain, ideal for future expansion, gardens, or outbuildings

Gardeners will love the impressive 150â€™™ x 50â€™™ garden plot, already planted for a Fall 2025 harvest, featuring raspberries, strawberries, garlic, asparagus, and more.

This property offers the rare opportunity to live simply, sustainably, and close to natureâ€™”without giving up modern comforts.

Donâ€™™t miss your chance to own this ready-to-go rural gemâ€™”book your showing today!

Built in 2015

**Essential Information**

MLS® #	A2222963
Price	\$219,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	501
Acres	4.47
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	514004 Range Road 41
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2J0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available
Parking	Driveway, RV Access/Parking, Unpaved

### Interior

Interior Features	Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Gas Stove, Refrigerator, Window Coverings, Gas Water Heater, Microwave Hood Fan, Water Conditioner, Water Distiller, Washer/Dryer Stacked
Heating	Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage, Dog Run
Lot Description	Garden, Lawn, Many Trees, Pasture
Roof	Metal
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	98
Zoning	Res/Ag

### **Listing Details**

Listing Office	RE/MAX PRAIRIE REALTY
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