

# \$245,000 - Part Of Ne 03-50-03w4, Rural Vermilion River, County of

---

MLS® #A2160328

**\$245,000**

3 Bedroom, 2.00 Bathroom, 1,908 sqft  
Residential on 3.06 Acres

NONE, Rural Vermilion River, County of, Alberta

This 3.0 acre parcel is located approximately 5 km South of Kitscoty and only 20 minutes from Lloydminster. You will love the southerly views, and the 1900 sq.ft. of main floor living space of this acreage, and the garage. The home is a 1993 mobile and includes a large kitchen and dining area, a bright sunroom, spacious living room, three bedrooms including the primary with 5 piece ensuite, another 4 piece bath, a functional laundry area as well as a good-sized entry/boot room. There is lots of room for parking and to build a larger garage or shop. Enjoy watching the birds, deer & other wildlife that acreage life offers. From the west side of Kitscoty go south on RR 32 for 5.3 kms. Acreage is on the west side. Legal land description Lot 2, Block 1, Plan 2320536, as part of NE 03-50-03 W4. Call to view!

Built in 1993

## Essential Information

MLS® #	A2160328
Price	\$245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,908



Acres	3.06
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

### Community Information

Address	Part Of Ne 03-50-03w4
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2P0

### Amenities

Parking	RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Few Trees, Lawn, Private, Subdivided, Views
Roof	Metal
Construction	Wood Frame
Foundation	Other

### Additional Information

Date Listed	August 24th, 2024
Days on Market	235
Zoning	Res

### Listing Details

Listing Office

RE/MAX OF LLOYDMINSTER

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.