# \$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

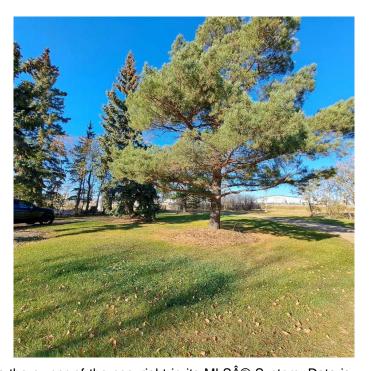
### **Additional Information**

Date Listed November 20th, 2024

Days on Market 255
Zoning M

**Listing Details** 

Listing Office REAL ESTATE CENTRE



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