

# \$189,900 - 52078 550 Twp Road, Rural Vermilion River, County of

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MLS® #A2206969

**\$189,900**

3 Bedroom, 1.00 Bathroom, 1,182 sqft  
Residential on 13.61 Acres

NONE, Rural Vermilion River, County of, Alberta

Set on 13.61 acres of peaceful countryside north of Clandonald, this rural property offers exceptional value, versatility, and a quiet lifestyle with easy access to Secondary Highway 640. Whether you're dreaming of starting a hobby farm, escaping the city for weekend retreats, or simply enjoying the slower pace of country living, this property presents an affordable opportunity to make it your own. The home, built in 1957, offers over 1,000 square feet of living space and features many original design elements that reflect its mid-century charm. With solid bones and character throughout, it's the perfect canvas for renovation or simply settling in with a few updates to suit your style. The surrounding land is open and usable, with a mature yardsite and multiple outbuildings, including a barn and storage sheds that provide plenty of space for tools, equipment, or animals. For golf lovers, a fun and unexpected bonus awaits—this property previously featured a private 3-hole par 3 course, ideal for casual practice or entertaining friends and family. The layout remains in place and can easily be maintained for recreational use, or the land could be repurposed and fully fenced to accommodate livestock. The space is flexible and inviting, with plenty of room for a garden, pets, and even a few chickens or horses. Whether you're seeking a full-time



residence or a rural retreat, this property is an outstanding entry point into acreage living. Immediate possession is available, so you can start enjoying your new lifestyle without delay. Properties with this much potential, at this price, donâ€™t come along oftenâ€”donâ€™t miss your chance to own a slice of Albertaâ€™s heartland.

Built in 1957

### Essential Information

MLS® #	A2206969
Price	\$189,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,182
Acres	13.61
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	52078 550 Twp Road
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 0X0

### Amenities

Parking	Off Street, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
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Appliances	None
Heating	Forced Air, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	None
Lot Description	Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	6
Zoning	Country Res. - Agricultur

## Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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