

# \$899,900 - Ne 1/4 21-50-1 W4, Rural Vermilion River, County of

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MLS® #A2224093

**\$899,900**

6 Bedroom, 5.00 Bathroom, 3,640 sqft  
Residential on 3.29 Acres

Hill, Rural Vermilion River, County of, Alberta

Stunning Acreage Home in Hawkstone Estates  
â€” Just 16 Minutes from Lloydminster!

Located on the Alberta side in the prestigious Hawkstone Estates, this exceptional two-story home offers over 3,600 sq. ft. of luxurious living space on the main and upper levels, plus a beautifully finished basementâ€”designed for comfort, entertaining, and elegance. Step inside to discover 9-foot ceilings, solid cherry wood finishes throughout, and custom cabinetry and built-ins that set this home apart. The gourmet kitchen is a chefâ€™s dream with granite countertops, double ovens, gas cooktop, warming drawer, microwave, garburator, and upgraded appliances. Highlights include: triple-pane windows with custom blinds, triple attached heated garage with in-floor heat and steel-lined walls, cherry hardwood, slate tile, cork, and upgraded carpet flooring wood-burning fireplace and gas fireplace, with a third gas fireplace roughed-in Central AC and generator-ready wiring, solid cherry staircase and granite countertops throughout, In-floor heat in both the garage and basement speakers wired through all 3 floors, garage, and both deck, covered veranda, hardie board siding, stone accents, and an outdoor fireplace area, professionally landscaped yard with underground sprinklers and natural gas BBQ hookup, driveway recently resealed & all bathrooms and utility room insulated for sound. The home offers 6



spacious bedrooms and 5 bathrooms, including a luxurious primary suite with a jetted tub and spa-like ensuite with double sinks and lots of storage. The fully developed basement features a massive family room, pool table area, plumbed-in wet bar, and another bathrooms with double sinks, utility room and storage room. This is acreage living at its finestâ€”refined, functional, and built with quality at every turn.

Built in 2005

### Essential Information

MLS® #	A2224093
Price	\$899,900
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,640
Acres	3.29
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	Ne 1/4 21-50-1 W4
Subdivision	Hill
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 2Z9

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached, Asphalt

# of Garages 3

## Interior

Interior Features Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Jetted Tub, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas, Floor Furnace

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Back Yard, Front Yard, Lawn, Treed, Underground Sprinklers

Roof Asphalt

Construction ICFs (Insulated Concrete Forms), Stone, Other

Foundation ICF Block

## Additional Information

Date Listed May 23rd, 2025

Days on Market 15

Zoning ACR

## Listing Details

Listing Office MUSGRAVE AGENCIES

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