

\$444,000 - 49 Grandview Crescent, Rural Vermilion River, County of

MLS® #A2242185

\$444,000

3 Bedroom, 2.00 Bathroom, 1,119 sqft
Residential on 4.99 Acres

Grandview Estate, Rural Vermilion River,
County of, Alberta

Here it is... Rare Peaceful Country Home
Property located only 7 miles on pavement
from Vermilion, AB. Beautiful south view from
both upper and lower decks. This house feels
spacious because it has 9 ft. ceiling upstairs
and in the walkout basement. Residence
currently has 3 bedrooms & 2 spacious
bathrooms. Space in basement to add a 4th
bedroom or perhaps a separate basement
living area with "nook corner" already wired
and rough-in plumbed to accommodate the
development of a natural lite Kitchenette or
Office. Upper and Lower large decks are setup
to have sun or shade at all times for ultimate
comfort. Outdoors you can "lose yourself" in
this natural park-like oasis with numerous
special Trees & Shrubs of various species,
including excellent Fruit Varieties. Excellent
Utilities include: Great Water Well, Trouble
free Septic system, Power and Natural Gas. If
you love to hike, walk, snowshoe or cross
country ski, there are several trails to enjoy on
this 4.99 acre well treed acreage. Your
chance to personally encounter small wildlife
animals and deer that are often seen on these
private trails. Grandview Estates also has an
excellent paved circle drive if you like to walk,
jog ,or go for pleasant bike rides. Don't delay,
now is your time to step forward with this 1 of a
kind well developed property. Must be viewed
to be fully appreciated, it offers much more



than meets the eye!

Built in 2007

Essential Information

MLS® #	A2242185
Price	\$444,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	4.99
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	49 Grandview Crescent
Subdivision	Grandview Estate
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 2B5

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Chandelier
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	July 23rd, 2025
Days on Market	66
Zoning	Country Residential-Multi

Listing Details

Listing Office	Real Estate Centre - Vermilion
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