

\$1,900,000 - 65013 Township Road 493, Vermilion

MLS® #A2164405

\$1,900,000

3 Bedroom, 2.00 Bathroom,
Agri-Business on 156.00 Acres

NONE, Vermilion, Alberta

Back on Market due to Financing, Beautiful full quarter section in the County of Vermilion River, set back from the main highway 41 in a private setting, this immaculate property is something to be seen! A short 12 min drive from the town of Vermilion or 30 north of Wainwright. A "Shouse" with 3 bedrooms and an office that could be the 4th bedroom, a massive shop for all your outdoor toys, Plug in your RV, wired 220-40 AMP Service plug, overhead circulation fans, in floor and radiant heat.

Then step into the open concept home with two bedrooms on the main floor and one upstairs, a beautiful gourmet kitchen, Smart home electronics, a 6 burner gas stove and stacked dual ovens. The wall of windows looks out onto the amazing view of the yard and fills the house with some amazing natural light. A massive covered deck space makes lounging outside effortless in most any weather. Every finishing in this build project was high end and thought out to a T.

The yard has been beautifully landscaped and has irrigation coming from the two wells on the property and the pond is also plumbed into the system.

Reverse Osmosis throughout the whole house. The Red barn is a pole shed currently set up with panels as holding pens or stalls. It has forced air heater and circulation fans, with cameras and lights all controlled by your phone.

There is a 20 acre hay field, and roughly 65



acres of corn, remaining in pasture. Currently zoned Agricultural. Bring your horses and cattle and call this beautiful place your own.

Built in 2018

Essential Information

MLS® #	A2164405
Price	\$1,900,000
Sold Price	\$1,825,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Acres	156.00
Year Built	2018
Type	Agri-Business
Sub-Type	Agriculture
Status	Sold

Community Information

Address	65013 Township Road 493
Subdivision	NONE
City	Vermilion
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X2B8

Additional Information

Date Listed	September 11th, 2024
Date Sold	December 20th, 2024
Days on Market	98
Zoning	Ag
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills Real Estate
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