

\$239,900 - 501043 Rr 23, Rural Vermilion River County

MLS® #E4447783

\$239,900

1 Bedroom, 1.00 Bathroom, 968 sqft

Rural on 0.90 Acres

None, Rural Vermilion River County, AB

Welcome to this cozy acreage that's just 8 minutes from Lloydminster. This 0.89 acre property offers a pond view, trees, paved range road & lots of opportunity to make it your own. There's a newer septic system a/ mound, well water, a large U turn gravel driveway, & close proximity to Kitscoty (6 min). This bungalow on the main floor offers: 1 bedroom, 1 full bath which functions also as a semi ensuite, the kitchen, a large entry, a spacious dining area as well as the living room. There is access to the back of the home via patio sliding doors. (The deck will need to be removed, and isn't safe to walk on, do not walk on please). Up in the Loft area, there is a landing for storage, and two areas that have a window each; This allows for a great cross breeze. The undeveloped basement has large above ground windows & can be developed into a 2 bedroom plus 1 bathroom, & laundry. (*Please note in the past the home has been smoked; has not been smoked in the past few months.) (Handyman special)(Lot 129' x 298')

Built in 1950

Essential Information

MLS® #	E4447783
Price	\$239,900
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	968
Acres	0.90
Year Built	1950
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	501043 Rr 23
Area	Rural Vermilion River County
Subdivision	None
City	Rural Vermilion River County
County	ALBERTA
Province	AB
Postal Code	T0B 0L0

Amenities

Features	Closet Organizers, Vinyl Windows
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Lake View, Landscaped, Not Fenced
Lot Description	39.6m x 91m
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 15th, 2025
Days on Market	13

Zoning

Zone 60

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Listing information last updated on July 28th, 2025 at 7:17am MDT