



**514004 Range Road 41 , Rural Vermilion River, County of, Alberta -  
\$219,900**



Main Photo

## Property Description

Discover your dream of peaceful, self-sufficient living with this beautifully maintained 4.47-acre property, ideally located between Kitscoty and Islay—just 30 minutes to Lloydminster and 25 minutes to Vermilion. This versatile acreage offers the perfect setup for a cozy homestead, weekend getaway, or future expansion.

Built in 2015, the year-round tiny home offers approximately 500 sq. ft. of thoughtfully designed living space, complete with a durable metal roof and low-maintenance vinyl siding.



Inside you'll find:

A bright, open-concept living and dining area, warmed by a natural gas fireplace

A full-size kitchen with gas stove, refrigerator, range hood, and ample counter space

A dedicated sleeping area with a queen-sized platform bed and built-in storage

Three custom-built double-sized bunks—ideal for guests, kids, or extra storage

A spacious 3-piece bathroom with built-in cubbies and closet, plus direct access to a laundry/utility room

Updated mechanical systems include:

A natural gas hot water heater

Water softener and reverse osmosis system (installed Sept. 2024)

A reliable well producing approx. 5 gallons per minute

Outbuildings & Property Features:

A 30' x 40' Quonset, perfect for equipment storage or livestock conversion

A 40' x 9' sea can with built-in workbench for secure outdoor storage

Fully fenced and partially cross-fenced for hobby farming or animal enclosures

RV hookup at the rear of the home and outdoor hot/cold water taps

Levelled terrain, ideal for future expansion, gardens, or outbuildings

Gardeners will love the impressive 150' x 50' garden plot, already planted for a Fall 2025 harvest, featuring raspberries, strawberries, garlic, asparagus, and more.

This property offers the rare opportunity to live simply, sustainably, and close to nature—without giving up modern comforts.

Don't miss your chance to own this ready-to-go rural gem—book your showing today!

## REALTOR Referral

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