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**484046 RR20 , Rural Vermilion River, County of, Alberta - \$1,095,950**



Main Photo

## Property Description

Welcome to your private 5-acre retreat, just 12 minutes from the city on paved roads. This stunning 1800+ sq ft home offers a wrap-around ,composite deck, Hardie board siding with stone accents, and a spacious floor plan designed for comfort and entertaining.

Inside, the gourmet kitchen features a massive island with prep sink, walk-in pantry, Electrolux side-by-side fridge/freezer, 6-burner gas stove, and double convection ovens. The main floor includes a cozy two-way fireplace, heated foyer floors, a convenient powder room and laundry, plus a luxurious primary suite with deck access, walk-in closet, and spa-like ensuite with heated floors, jacuzzi tub, and rainfall shower.



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The walkout basement boasts 9-ft ceilings, surround sound wiring, a wood-burning fireplace, 4 large bedrooms, 5-piece bath, additional laundry hookups, and generous storage. Additional features include central A/C, ICF foundation, wired hot tub hook-up, and recent updates (shingles & water heater 2020, water softener 2024).

Outdoors, enjoy landscaped grounds with fruit trees, firepit, 2 sheds, above-ground watering lines, underground dog fencing, and ample gravel parking for semis or RVs. A 3,600 sq ft shop with three 16x14 doors, 18-ft ceilings, heated 24x46 workshop/garage, and large unheated storage area completes this exceptional property.

## REALTOR Referral

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