\$549,900 - 524050 Range Rd 22, Rural Vermilion River, County of

MLS® #A2227303

\$549,900

3 Bedroom, 2.00 Bathroom, 2,075 sqft Residential on 24.98 Acres

NONE, Rural Vermilion River, County of, Alberta

Not Your Average Mobile. Not Even Close.

This isn't a mobile with updatesâ€"it's a full-blown reinvention. With over 2,000 sq ft of space, this home sits on nearly 25 acres just 10 km from Marwayne and offers a layout, look, and lifestyle that feels anything but manufactured.

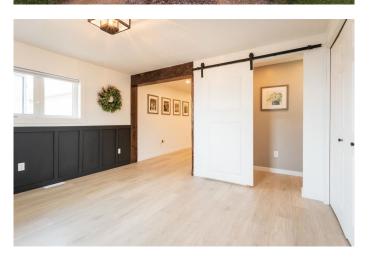
Step into the oversized entryâ€"yes, oversized. This space is more than just a pass-through; it sets the tone. Two full closets on one wall, an updated half bath tucked on another, and room to comfortably greet a crew or host a bench, coat rack, gallery wallâ€"you name it. From here, a beautifully staged hallway (they've nailed the lighting and decor!) guides you into the heart of the home.

Inside, you'II find 3 bedroomsâ€"one currently set up as a home office. Newer laminate runs throughout most of the home. The kitchen features a wood stove that adds both character and another source of practical heat.

The 5-piece main bath is a standout: custom tile shower, soaker tub and a layout that feels more spa than standard. Built-in shelving with adjustable lighting adds both flair and function, while the laundry room is a thoughtful







surpriseâ€"featuring a live-edge wood counter over the washer/dryer and a tiled dog-wash station with a deep sink.

There's a sweet little nook off the dining area that catches the natural light just right, perfect for morning coffee or an evening wind-down. Kitchen, dining and living areas are semi-open, with a half wall for visual flow and just enough separation.

Updates? Yes:

hot water on demand, new shingles (2023), fresh stain on the deck, fresh paint on the shed, updated lighting throughout. Outside:

30 x 32 metal shop (uninsulated), dugout with new windmill water system, older single garage (dry, decentâ€"great storage!), fenced on 3 sides, small corral (horses welcome), almost 400 trees planted, yard is immaculate and it shows. There's a generous utility/storage room for all the extras, and plenty of room for more. Whether you want space for animals, toys, gardens or just room to breatheâ€"it's here.

The sellers have poured time and care into every inch of this place. If you're looking for rural living that's comfortable, creative, and move-in readyâ€"this one's worth the drive.

Built in 1976

Essential Information

MLS® # A2227303 Price \$549,900

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 2,075 Acres 24.98 Year Built 1976

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 524050 Range Rd 22

Subdivision NONE

City Rural Vermilion River, County of

County Vermilion River, County of

Province Alberta
Postal Code T0B 2X0

Amenities

Parking RV Access/Parking

Interior

Interior Features Ceiling Fan(s), Double Vanity, Open Floorplan, Recessed Lighting,

Tankless Hot Water, Vinyl Windows

Appliances Electric Stove, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning Stove

Basement None

Exterior

Exterior Features Private Yard

Lot Description Corners Marked, Few Trees

Roof Asphalt Shingle

Construction Mixed Foundation None

Additional Information

Date Listed June 26th, 2025

Days on Market 11

Zoning Country Residential

Listing Details

Listing Office MUSGRAVE AGENCIES

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