

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

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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 updates—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 entry—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 wall—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'll find 3 bedrooms—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.

Thereâ€™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.

Thereâ€™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€”itâ€™s here.

The sellers have poured time and care into every inch of this place. If youâ€™re looking for rural living thatâ€™s comfortable, creative, and move-in readyâ€”this oneâ€™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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