

# **\$549,900 - 13045 Hwy 16e & King Street, Rural Vermilion River, County of**

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MLS® #A2179738

**\$549,900**

4 Bedroom, 2.00 Bathroom, 1,363 sqft  
Residential on 3.08 Acres

NONE, Rural Vermilion River, County of, Alberta

3.08 Acres with a park like setting. 1363 Sq./ft bungalow with 4 bedrooms and 2 bathrooms. This home features a large living room, bedroom, bathroom on the main entry level. The upper raised level includes a kitchen, dining area, 3 large bedrooms and a full bathroom. Dining room access to the tiered deck in the rear. You'll also find a front deck off the primary bedroom. The basement is unfinished with a laundry area and utility area. There are 2-50 Gal. Hot water tanks replaced in 2021, Shingles replaced in 2020. In floor heat "ready" lines. The attached Double garage features a separate interior workshop. The exterior features a single detached garage and numerous sheds for storage. Only 1 mile West of Lloydminster. Zoned M ( Medium Industrial ) current primary use as Residential. Lots of potential if you're looking for space to add a shop or outbuildings.



Built in 1959

## **Essential Information**

MLS® #	A2179738
Price	\$549,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2

Square Footage	1,363
Acres	3.08
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	13045 Hwy 16e & King Street
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B0L0

### Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	6
Parking	Double Garage Attached, Single Garage Detached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Portable Dishwasher, Refrigerator, Washer/Dryer, Water Softener
Heating	In Floor Roughed-In, Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Storage
Lot Description	Few Trees, Gentle Sloping, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	November 20th, 2024
Days on Market	265
Zoning	M

**Listing Details**

Listing Office	REAL ESTATE CENTRE
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