

# \$349,000 - 552039 Rr61, Rural Vermilion River, County of

MLS® #A2086000

**\$349,000**

3 Bedroom, 1.00 Bathroom, 896 sqft  
Residential on 6.82 Acres

NONE, Rural Vermilion River, County of, Alberta

Opportunity awaits! This 6.82 Acre parcel provides a 120' x 70' DREAM SHOP : Heated / Office Space / Concrete Pad is in great shape. Also on the parcel is a 40' x 40' heated Quonset, along with a renovated mobile home (new windows, HWT, roof) : The home provides 3 bedrooms & 1 bathroom. A unique package with value through the roof. Re-building these shops would break the bank. Situated North of Clandonald, AB off of Highway 640. Nearly all pavement to the property border.

Built in 1974

## Essential Information

MLS® #	A2086000
Price	\$349,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	896
Acres	6.82
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Active



## Community Information

Address	552039 Rr61
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 0X0

## Amenities

Parking	RV Garage
# of Garages	10

## Interior

Interior Features	No Smoking Home, Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Cleared, Few Trees, Greenbelt, Private
Roof	Asphalt Shingle
Construction	Concrete
Foundation	None

## Additional Information

Date Listed	October 6th, 2023
Days on Market	548
Zoning	CR

## Listing Details

Listing Office	Vermilion Realty
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