

\$219,900 - 514004 Range Road 41, Rural Vermilion River, County of

MLS® #A2222963

\$219,900

2 Bedroom, 1.00 Bathroom, 501 sqft
Residential on 4.47 Acres

NONE, Rural Vermilion River, County of, Alberta

Discover your dream of peaceful, self-sufficient living with this beautifully maintained 4.47-acre property, ideally located between Kitscoty and Islay—just 30 minutes to Lloydminster and 25 minutes to Vermilion. This versatile acreage offers the perfect setup for a cozy homestead, weekend getaway, or future expansion.

Built in 2015, the year-round tiny home offers approximately 500 sq. ft. of thoughtfully designed living space, complete with a durable metal roof and low-maintenance vinyl siding.

Inside youâ€™ll find:

A bright, open-concept living and dining area, warmed by a natural gas fireplace

A full-size kitchen with gas stove, refrigerator, range hood, and ample counter space

A dedicated sleeping area with a queen-sized platform bed and built-in storage

Three custom-built double-sized bunks—ideal for guests, kids, or extra storage

A spacious 3-piece bathroom with built-in cubbies and closet, plus direct access to a laundry/utility room



Updated mechanical systems include:

A natural gas hot water heater

Water softener and reverse osmosis system
(installed Sept. 2024)

A reliable well producing approx. 5 gallons per minute

Outbuildings & Property Features:

A 30' x 40' Quonset, perfect for equipment storage or livestock conversion

A 40' x 9' sea can with built-in workbench for secure outdoor storage

Fully fenced and partially cross-fenced for hobby farming or animal enclosures

RV hookup at the rear of the home and outdoor hot/cold water taps

Levelled terrain, ideal for future expansion, gardens, or outbuildings

Gardeners will love the impressive 150' x 50' garden plot, already planted for a Fall 2025 harvest, featuring raspberries, strawberries, garlic, asparagus, and more.

This property offers the rare opportunity to live simply, sustainably, and close to nature—without giving up modern comforts.

Don't miss your chance to own this ready-to-go rural gem—book your showing today!

Built in 2015

Essential Information

MLS® #	A2222963
Price	\$219,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	501
Acres	4.47
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	514004 Range Road 41
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2J0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available
Parking	Driveway, RV Access/Parking, Unpaved

Interior

Interior Features	Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Gas Stove, Refrigerator, Window Coverings, Gas Water Heater, Microwave Hood Fan, Water Conditioner, Water Distiller, Washer/Dryer Stacked
Heating	Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage, Dog Run
Lot Description	Garden, Lawn, Many Trees, Pasture
Roof	Metal
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	May 20th, 2025
Days on Market	82
Zoning	Res/Ag

Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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