

# \$229,900 - 514004 Range Road 41, Rural Vermilion River, County of

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MLS® #A2222963

**\$229,900**

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

NONE, Rural Vermilion River, County of,  
Alberta

Charming Homestead Opportunity on 4.47 Acres â€” Tiny Home, Quonset & Garden Paradise. Dreaming of a peaceful, self-sufficient lifestyle? This picturesque 4.47-acre property offers the perfect homesteading opportunity. Built in 2015, the year-round tiny home provides approximately 500 sq. ft. of thoughtfully designed living space, also featuring a metal roof and vinyl siding.

Cozy and efficient, the home is heated by a natural gas fireplace in the open-concept living and dining area. The full-sized kitchen is well-equipped with a refrigerator, gas stove, and range hood, with ample counter space. The dedicated sleeping area features a queen-sized platform bed with generous built-in storage below. Three custom-built bunksâ€”each fitting a double mattressâ€”offer space for guests, children, or convert to added storage. The spacious 3-piece bathroom includes built-in cubbies and a closet area with direct access to the laundry and utility room. The home has an updated water system, with a natural gas water heater, water softener and under sink reverse osmosis system installed Sept. 2024 and a good water well supplying 5 gpm.

The property includes a 30â€™<sup>TM</sup> x 40â€™<sup>TM</sup> Quonsetâ€”ideal for equipment storage or convertible for livestockâ€”and a 40â€™<sup>TM</sup> x



9â€™ sea can with a built-in workbench for secure, functional exterior storage. The land is fully fenced, with partial cross-fencing, and is levelledâ€”perfect for future expansion or development. The property has RV hookup at the rear of the home and has exterior hot and cold taps.

A highlight for gardeners: the impressive 150â€™ x 50â€™ garden is already planted for a bountiful Fall 2025 harvest, including raspberries, strawberries, asparagus, garlic, and more. Ideally located near Kitscoty and Islay, the property is 30 minutes to Lloydminster and 25 minutes to Vermilion

Built in 2015

### Essential Information

MLS® #	A2222963
Price	\$229,900
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, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Water Conditioner, Water Distiller, Window Coverings
Heating	Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

## Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Private Yard, Storage
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	50
Zoning	Res/Ag

## Listing Details

Listing Office	RE/MAX PRAIRIE REALTY
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