

# **\$649,900 - 513006 62 Range Road, Rural Vermilion River, County of**

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MLS® #A2237032

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,546 sqft  
Residential on 4.99 Acres

NONE, Rural Vermilion River, County of,  
Alberta

Discover the perfect balance of comfort, functionality, and rural charm with this well-kept 4-bedroom, 3-bathroom bungalow situated on a private 4.99-acre parcel. Whether you're looking for space to raise a family, room for animals, or a property with potential for multi-uses, this one checks all the boxes.

Inside, the home features a bright, open kitchen with plenty of cabinetry and prep space – perfect for family meals and entertaining. The adjacent spacious living room is warmed by a decorative electric fireplace, creating a cozy focal point for gatherings. A bonus room offers flexible space for a home office, playroom, or craft area. All four bedrooms are conveniently located on the main floor, including one with a Jack and Jill bathroom – ideal for siblings or guests. Step outside onto the large walk-out deck, where you can take in beautiful views of your private acreage – ideal for summer BBQs or peaceful morning coffee.

A major highlight of this property is the large multi-functional outbuilding, currently used as a dog kennel and grooming facility. It features a workshop with an overhead garage door, and offers excellent potential for conversion into a secondary suite (would be subject to approval and permitting by the County of Vermilion River), studio for music or art, or



home-based business- the possibilities are endless.

Outdoor Features Include: Fenced paddock with livestock waterer “ ready for horses or small livestock, property is cross fenced;

Shelter building with additional storage;

Garden area “ ideal for growing your own produce and plenty of fruit trees including raspberries; Double attached garage with ample parking and circular driveway; School bus picks up right at the gate

Additional Highlights: Quiet, scenic rural setting with room to expand; Ideal for hobby farming, homesteading, or quiet country living;

Move-in ready with a practical but beautiful layout and well-designed spaces. This property offers space to grow, inside and out.

Don’t miss this unique opportunity “ book your private showing today!

Built in 2013

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2237032                         |
| Price          | \$649,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 2,546                            |
| Acres          | 4.99                             |
| Year Built     | 2013                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 513006 62 Range Road             |
| Subdivision | NONE                             |
| City        | Rural Vermilion River, County of |

|             |                            |
|-------------|----------------------------|
| County      | Vermilion River, County of |
| Province    | Alberta                    |
| Postal Code | T9X 2B1                    |

### Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                                                           |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Additional Parking, Driveway, Garage Faces Front, RV Access/Parking |
| # of Garages   | 2                                                                                                                                           |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Chandelier, High Ceilings, Open Floorplan, Storage                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Purifier, Water Softener |
| Heating           | Electric, Fireplace(s), Forced Air, Natural Gas                                                                               |
| Cooling           | Central Air                                                                                                                   |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                             |
| Fireplaces        | Electric, Living Room, Decorative                                                                                             |
| Basement          | None                                                                                                                          |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Dog Run, Kennel, Storage                                                       |
| Lot Description   | Landscaped, Level, Corner Lot, Corners Marked, Dog Run Fenced In, Fruit Trees/Shrub(s), Gazebo, Lawn, Pasture, Private |
| Roof              | Asphalt Shingle                                                                                                        |
| Construction      | Mixed, Vinyl Siding, Wood Frame                                                                                        |
| Foundation        | Slab                                                                                                                   |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | July 3rd, 2025      |
| Days on Market | 41                  |
| Zoning         | Country Residential |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX PRAIRIE REALTY |
|----------------|-----------------------|

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