# \$449,900 - 91 Marlene Crescent, Rural Vermilion River, County of

MLS® #A2201500

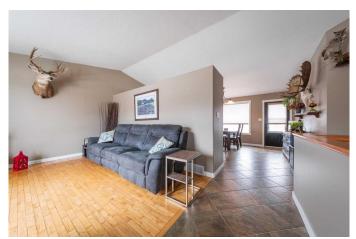
#### \$449,900

4 Bedroom, 2.00 Bathroom, 1,185 sqft Residential on 2.99 Acres

Silver Willow Estates (NW), Rural Vermilion River, County of, Alberta

Need a shop for all those extras, cars, boats, guads etc???? Look no further as this stunning acreage in Silver Willow estates shines in so many ways, offering privacy, a beautifully landscaped and cared for yard (2.99 acres) with mature shade trees, fruit trees, a vegetable garden, beautiful lawn, a scenic pond area, 12x12 storage shed, plus the bonus of the heated, finished 30x30 shop with two overhead doors. If you hurry, you can be the new owner of your own dream acreage with the almost 1200 sq. ft. bungalow which has always been well cared for, has 3 bedrooms on the main floor, 2 bathrooms, a very large kitchen and dining area, corner pantry, ample cabinetry, south facing window in dining area to enjoy the picturesque views of your back yard. There's even room to add an island if you wish. You can expect to see many birds, squirrels and deer. All of the appliances stay with this home and are in excellent working condition. The double attached garage is heated for your comfort. The basement is finished with a large bedroom with a walk-in closet, a large family/games room including a corner gas fireplace, lots of storage, laundry, and a rough in for bathroom. Recent updates include shingles in 2019, water heater in 2022, dishwasher, washer & dryer are 2 yrs old, new air conditioner, septic tank 7 years old, new septic pump, two main







floor toilets are 2 years old. Make your move to quiet country living now before it's too late. Seller is happy to provide a quick possession.

Built in 1997

# **Essential Information**

MLS® #	A2201500
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,185
Acres	2.99
Year Built	1997
Туре	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

# **Community Information**

Address	91 Marlene Crescent	
Subdivision	Silver Willow Estates (NW)	
City	Rural Vermilion River, County of	
County	Vermilion River, County of	
Province	Alberta	
Postal Code	T9V 2Z9	

# Amenities

Utilities Parking	Electricity Connected, Natural Gas Connected Double Garage Attached, Garage Door Opener, Gravel Driveway, Off Street, Garage Faces Front, Heated Garage	
# of Garages	2	
Interior		
Interior Features	Bathroom Rough-in, Laminate Counters, No Smoking Home, Pantry, See Remarks, Storage	
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window	

	Coverings, Water Softener	
Heating	Forced Air, Natural Gas	
Cooling	Central Air	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	Gas	
Has Basement	Yes	
Basement Full, Partially Finished		

# Exterior

Exterior Features	Garden, Private Yard, Storage, Rain Gutters	
Lot Description	Back Yard, Corner Lot, Landscaped, Lawn, Many Trees, Private, Rectangular Lot, Treed, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Gentle Sloping	
Roof	Asphalt Shingle	
Construction	Vinyl Siding, Wood Frame	
Foundation	Poured Concrete	

# **Additional Information**

Date Listed	March 11th, 2025
Days on Market	66
Zoning	Rural Residential

# **Listing Details**

Listing Office MUSGRAVE AGENCIES

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