

# \$949,900 - 24 Clover View Crescent, Rural Vermilion River, County of

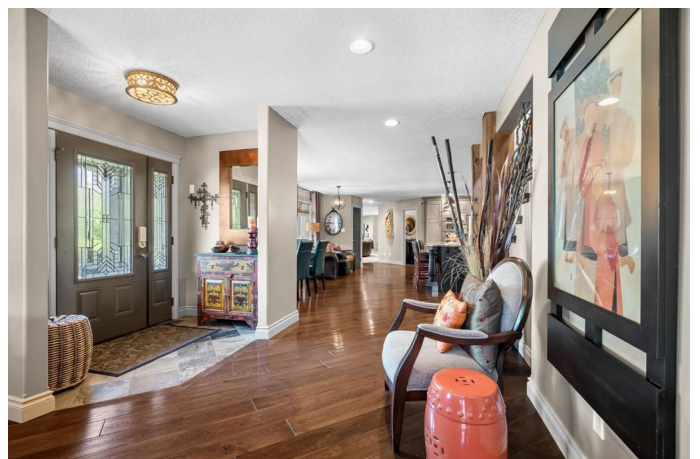
MLS® #A2071106

**\$949,900**

3 Bedroom, 4.00 Bathroom, 4,002 sqft  
Residential on 9.54 Acres

Clover View Acres, Rural Vermilion River,  
County of, Alberta

Discover the epitome of luxurious country living with this exceptional single-level home nestled on a private, treed 10-acre parcel situated along the pavement to Vermilion, Alberta. This exquisite property boasts an expansive layout spanning over 4,000 square feet, offering a harmonious blend of tranquility, elegance, and modern comforts. As you approach this remarkable residence, you'll be enchanted by the natural beauty that surrounds it. Towering trees create a sense of privacy, providing a serene oasis where you can escape the hustle and bustle of daily life. The convenience of being located on pavement ensures easy access year-round, making this property an ideal retreat for both leisure and practicality. Step inside and be greeted by the grandeur of this magnificent home. The heart of the residence lies within its captivating kitchen, a true masterpiece that beckons to both aspiring chefs and those who appreciate culinary excellence. The spacious kitchen is a haven of culinary creativity, featuring ample counter space, high-end appliances, and thoughtfully designed cabinetry that offers both functionality and style. This is where family gatherings, dinner parties, and everyday meals become unforgettable experiences. Immerse yourself in the pinnacle of opulence and relaxation within the stunning master bedroom, featuring



an expansive walk-in closet, a full bathroom, a fireplace, and a secluded private living room. With over 4,000 square feet of living space, this home provides abundant room for relaxation, entertainment, and cherished moments. The layout seamlessly integrates various living areas, each thoughtfully designed to offer comfort and elegance. Beyond the main residence lies an array of enticing features that truly set this property apart. A massive 50' x 80' shop stands as a testament to endless possibilities, offering an expansive space for hobbies, projects, or even a home-based business. This versatile space is limited only by your imagination. For guests or those seeking a peaceful getaway, a charming 16' x 20' cabin awaits. Complete with a propane fireplace, pine walls, vinyl flooring, water, and electricity, this cabin provides a cozy haven that perfectly complements the natural beauty of the surroundings. Imagine evenings spent by the fire, sharing stories and creating memories that will last a lifetime. The outdoor amenities of this property continue to delight with a fire pit, a gathering spot where you can enjoy the company of loved ones under the open sky. Plug-ins for campers offer the ultimate convenience for visitors, ensuring their stay is comfortable and enjoyable. From the expansive kitchen to the inviting living areas and the array of outdoor amenities, every facet of this property has been meticulously crafted to offer an unparalleled living experience. Embrace the opportunity to own a slice of tranquility and elegance, where nature's beauty harmonizes with modern comforts to create a haven you'll be proud to call home.

Built in 1987

## **Essential Information**

MLS® #

A2071106

Price	\$949,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	4,002
Acres	9.54
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	24 Clover View Crescent
Subdivision	Clover View Acres
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9X 2B1

### **Amenities**

Parking	Asphalt, Double Garage Attached, Gated, Garage Door Opener, Heated Garage, Quad or More Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Separate Entrance, Wet Bar, Walk-In Closet(s)
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Master Bedroom, Sun Room
Basement	None

### **Exterior**

Exterior Features	Courtyard, Fire Pit, Private Entrance, Private Yard
-------------------	---

Lot Description	Fruit Trees/Shrub(s), Many Trees, Rectangular Lot
Roof	Metal
Construction	Wood Frame
Foundation	None

### **Additional Information**

Date Listed	August 10th, 2023
Days on Market	615
Zoning	CR

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.