

\$1,100,000 - 7 Creekside Estates, Rural Vermilion River, County of

MLS® #A2222434

\$1,100,000

6 Bedroom, 4.00 Bathroom, 2,125 sqft
Residential on 5.24 Acres

NONE, Rural Vermilion River, County of, Alberta

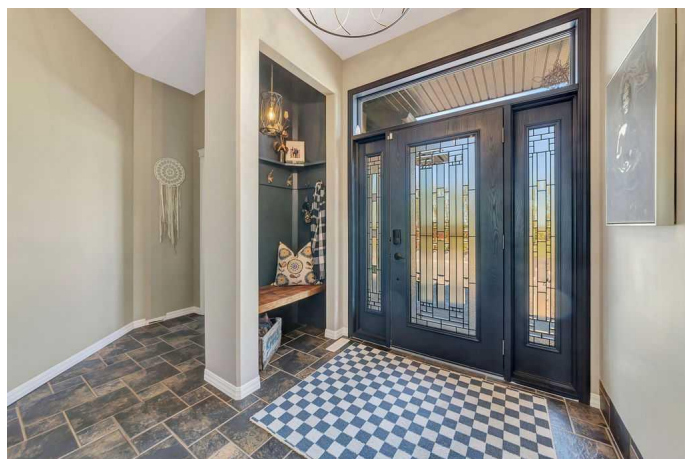
Welcome to this pristine custom-built bungalow located in Creekside Estates, just minutes from town and within the Lloydminster school division. Situated on 5.24 acres of fenced and beautifully treed land, this property offers both privacy and convenience in a prime location.

The property is ideal for hobbyists and toy lovers, featuring a 40x50 heated shop with three overhead doors, perfect for storage and projects. Attached to the home is a triple heated garage, complete with in-floor heat, a sump drain, and hot/cold water taps, designed for comfort and practicality year-round.

Inside, the home welcomes you with a spacious main entryway featuring heated tile floors, leading into an open-concept main floor bathed in natural light from south-facing windows. The elegant living room includes a cozy gas fireplace, and flows seamlessly into the dining area and well-appointed kitchen with a sit-up island, ample counter space, and plenty of cabinetry.

This thoughtfully designed layout includes three bedrooms on the main floor, including a spacious primary suite with a walk-in closet and private ensuite. A well-planned mudroom and main-floor laundry add to the everyday ease of living.

The fully finished basement features 9-foot ceilings, a large family/rec room with a second



gas fireplace, a custom wet bar area, three additional bedrooms, and a stunning bathroom with double vanity and built-in cabinetry. In-floor heat adds comfort to the basement bathrooms.

Outdoor living is just as impressive, with stamped concrete patios, and a fire pit area, ideal for entertaining or unwinding in nature.

Additional highlights include:

â€¢ Central air conditioning

â€¢ Water softener

â€¢ Sprinkler system in front yard

â€¢ Hardwood flooring throughout the main living areas

This exceptional property blends rural tranquility with modern convenience, truly a must-see!

Built in 2009

Essential Information

MLS® #	A2222434
Price	\$1,100,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,125
Acres	5.24
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	7 Creekside Estates
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of

Province	Alberta
Postal Code	T9V3A8

Amenities

Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	See Remarks, Sump Pump(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	May 18th, 2025
Days on Market	3
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

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.