

\$1,125,000 - 2 Morning Gold Estates, Rural Vermilion River, County of

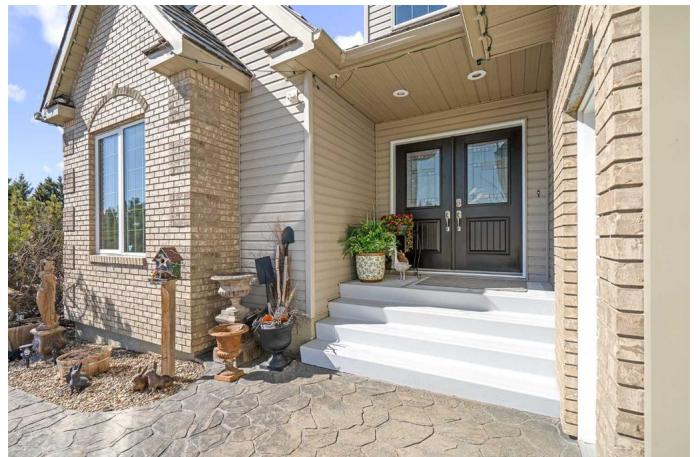
MLS® #A2201435

\$1,125,000

4 Bedroom, 4.00 Bathroom, 2,315 sqft
Residential on 2.99 Acres

Morning Gold Estates (SW), Rural Vermilion River, County of, Alberta

Acreage living at its best! This beautiful custom-designed home has a stunning landscape and a large shop with guest house. The 3-acre property is nestled in Morning Gold Estates, a gorgeous area that boasts gently rolling hills, nearby ponds, and mature evergreen trees. The main house is an immaculate 4-bedroom, 3.5-bathroom home with all the luxury a custom designed home deserves. Opening the door into a spacious foyer, this bright and beautiful 2,300 square foot 2-storey home is styled in timeless neutrals and classic black accents. You are welcomed by an impressive 18-foot floor-to-ceiling entrance detailed with custom accents, along with a gorgeous, curved staircase and amazing features like arched entries and artisan glass windows. Filled with natural light the large kitchen and dining area has an open-concept design that overlooks the outdoor view. Each room in the house has been thoughtfully designed, making this home a true retreat. Outside, be prepared to fall in love with the stunning landscape. This property has the peaceful, park-like serenity that comes with acreage living. A large 36' x 40' detached, 4-car garage/shop is situated to the west of the main house. A spacious 2-bedroom, 1 bathroom guest house rests above the shop. This incredible property is located 10 minutes west of Lloydminster;



paved roads will bring you to the front gates of this executive property. This acreage is exceptional!

Built in 1998

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2201435 |
| Price | \$1,125,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,315 |
| Acres | 2.99 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 2 Morning Gold Estates |
| Subdivision | Morning Gold Estates (SW) |
| City | Rural Vermilion River, County of |
| County | Vermilion River, County of |
| Province | Alberta |
| Postal Code | T9V 0M2 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 10 |
| Parking | Triple Garage Attached, Triple Garage Detached |
| # of Garages | 6 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Humidifier |
| Heating | Forced Air, Natural Gas |

| | |
|-----------------|----------------|
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit |
| Lot Description | Backs on to Park/Green Space, Corner Lot, Garden, Gazebo, Gentle Sloping, Irregular Lot, Lawn, Paved, Treed, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Brick, Cedar, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 40 |
| Zoning | ACR |

Listing Details

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

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