

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

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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, quads 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                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| 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    | Electricity Connected, Natural Gas Connected   |
| Parking      | Double Garage Attached, Garage Door Opener, Garage Faces Front, Off Street, Gravel Driveway, 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, Water |

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | March 11th, 2025  |
| Days on Market | 43                |
| Zoning         | Rural Residential |

## Listing Details

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

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