

# \$749,900 - 98 Paul Crescent, Rural Vermilion River, County of

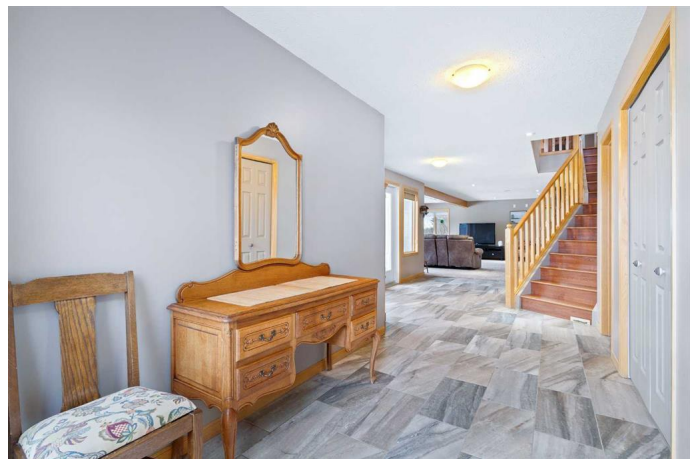
MLS® #A2198159

**\$749,900**

4 Bedroom, 4.00 Bathroom, 2,101 sqft  
Residential on 5.46 Acres

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

You don't want to miss checking out this gorgeous acreage property! An executive Bungalow with walkout basement overlooking nature, mature trees and water. With 4000 square feet of house there is no lack of space for your family and friends. This beautiful 1998 built home is impressive to say the least. The walkout basement hosts 3 bedrooms which can also be used as flex rooms, such as an exercise room, hobby room, office or den. Having two full bathrooms downstairs is nice for convenience and larger families/older children. The basement has lots of natural light pouring through all the walkout windows. The flooring downstairs is a split of neutral warm carpet in the rooms and a stunning tile throughout the bathrooms, storage room, and foyer. On the main level the flooring is a rich real hard wood floor across the dining room and living room. The kitchen and office are a vibrant cork flooring which is soft and warm to match the finishes of the home. The kitchen is massive with new quartz counter tops and stunning tile backsplash. Stainless steel appliances throughout really make the kitchen shine. The south facing side of the house is all windows and the view outside is what this home is all about. You will be able to look out across the gorgeous 5.46acre mature lot. The land is absolutely marvelous with mature trees, lush yard, amazing flowers/shrubs and



overlooking the water of the creek. The privacy of this property is hard to beat located at the end of your paved driveway which leads you to the furthest west lot on the crescent. The master bedroom is a true retreat which needs to be seen to understand how nice of a space it is. Enjoy your bedroom oasis with sprawling views, large walk in closet and renovated ensuite bathroom. The triple attached garage is fully finished measuring in at 30 ft by 36 ft and a second detached garage is the ultimate storage for the mower, boat or tractor. Commuting is easy when 10 minutes from Kitscoty or Lloydminster, pavement to your doorstep and a serene piece of paradise to come home to everyday. This is one of a kind and might be the one you fall in love with.

Built in 1998

### **Essential Information**

MLS® #	A2198159
Price	\$749,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,101
Acres	5.46
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	98 Paul Crescent
Subdivision	Morning Gold Estates (SW)
City	Rural Vermilion River, County of
County	Vermilion River, County of

Province Alberta  
Postal Code T0B 0L0

### Amenities

Parking Double Garage Detached, Heated Garage, Insulated, RV Access/Parking, Triple Garage Attached, Asphalt  
# of Garages 5

### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garburator, Satellite TV Dish  
Heating Forced Air, Hot Water, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Wood Burning Stove  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Other  
Lot Description Cul-De-Sac, Irregular Lot, Treed  
Roof Shingle, Wood  
Construction Stucco, Wood Frame  
Foundation Poured Concrete, Wood

### Additional Information

Date Listed February 28th, 2025  
Days on Market 38  
Zoning ACR

### Listing Details

Listing Office MUSGRAVE AGENCIES

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