

# **\$459,900 - 33 Cherry Lane, Rural Vermilion River, County of**

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MLS® #A2221334

**\$459,900**

4 Bedroom, 3.00 Bathroom, 1,299 sqft  
Residential on 3.01 Acres

Silver Willow Estates (NW), Rural Vermilion River, County of, Alberta

Tucked into Silver Willow Estates, this A-frame home is all about space, light, and that view.

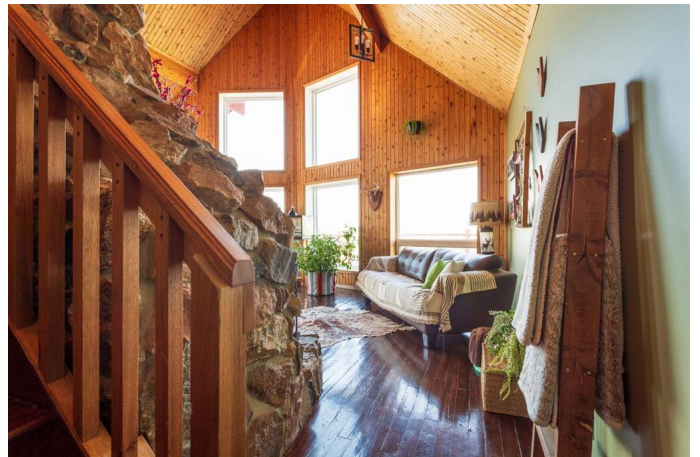
Floor-to-ceiling windows on the main level take in the valley below and with over 700 sq ft of freshly stained deck, you'll catch both sunrise and sunset without leaving your spot.

The updated kitchen features a river rock backsplash and newer appliances that stay with the home. Hardwood runs through the main living area, hallway, both sets of stairs, and continues into the primary suite upstairs and is warm and durable in all the right places.

The main floor includes two bedrooms and a full 4-piece bath. Upstairs, the primary suite offers a 3-piece ensuite, walk-in closet, and a cozy sitting area that looks down into the living room and out to the valley.

The walk-out basement adds a family room, wet bar, 3 piece bathroom, and an additional bedroom and a great setup for teens, guests, or a home office.

Extras include: in-floor heating on every level, extra insulation in the exterior walls, newer shingles (approx. 4 years), newer hot water tank (approx. 3 years), some updated windows, a large double attached garage, two



sheds, and landscaped grounds.

Originally built in the 1980s with thoughtful updates over the years, this is acreage living with personality and a front-row seat to nature’s best views.

Built in 1983

**Essential Information**

MLS® #	A2221334
Price	\$459,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,299
Acres	3.01
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, A-Frame
Status	Active

**Community Information**

Address	33 Cherry Lane
Subdivision	Silver Willow Estates (NW)
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 2X0

**Amenities**

Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Open Floorplan, Tankless Hot Water, Wet Bar
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	None

## Additional Information

Date Listed	May 14th, 2025
Days on Market	2
Zoning	Country Residential

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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