

\$349,000 - Ptn. Of Nw 9-53-4-w4, 531043 Hwy 893, Dewberry

MLS® #A2201319

\$349,000

3 Bedroom, 2.00 Bathroom, 1,071 sqft
Residential on 4.47 Acres

NONE, Dewberry, Alberta

Clear BLUE SKY! Who needs a weather forecast, when you have a massive deck to walk out on and enjoy the view of this Beautiful Acreage! Private property on a secondary paved road only 2.5mi SW of Dewberry, which has numerous services including a school, grocery store, fuel, Vet Clinic, etc. Bi-Level Home with developed basement and double attached heated garage. Total 3 bedroom, 2 bath home with room for extra development in the huge basement family room. Home comes with newer Appliances, '20yr large Hot Water tank, Water Softener, '18yr Magna Flow water system & pressure tank. New Septic pump in 2019, Metal House & garage Roof in 2020, and New large L-Shaped Deck in 2019. Acreage is fully fenced and comes with red garden shed, plus 8' x 12' Chicken COOP. MCSNet Tower on property pays \$100/mth (which covers good portion of taxes) plus gives Free Internet Service. Well Treed and private, this property won't last long. Quick possession can be accommodated.



Built in 1983

Essential Information

MLS® #	A2201319
Price	\$349,000
Bedrooms	3
Bathrooms	2.00

Full Baths	2
Square Footage	1,071
Acres	4.47
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	Ptn. Of Nw 9-53-4-w4, 531043 Hwy 893
Subdivision	NONE
City	Dewberry
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B 1G0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Storage, Central Vacuum
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard, Garden
Lot Description	Back Yard, Private, Treed

Roof	Metal
Construction	Mixed
Foundation	Wood

Additional Information

Date Listed	March 11th, 2025
Days on Market	63
Zoning	Business & Services (B)

Listing Details

Listing Office	Real Estate Centre - Vermilion
----------------	--------------------------------

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.