

\$689,900 - 96 Whitetail Drive, Rural Vermilion River, County of

MLS® #A2247752

\$689,900

4 Bedroom, 3.00 Bathroom, 1,683 sqft
Residential on 2.00 Acres

Deerfoot Estates (SW), Rural Vermilion River,
County of, Alberta

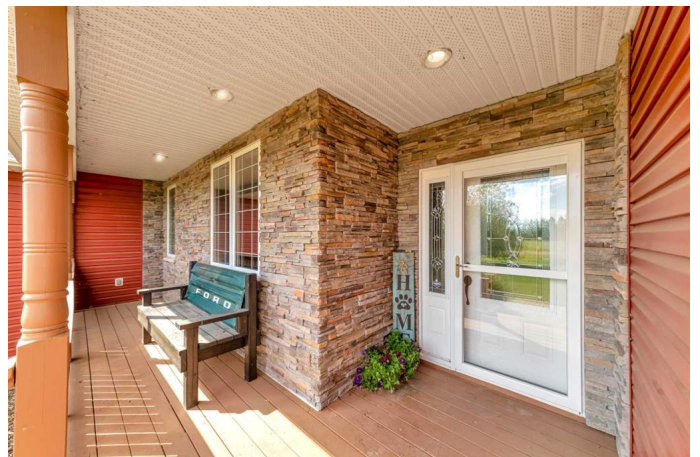
Welcome to 96 Whitetail Avenue, Deerfoot
Estates – A Slice of Acreage Paradise

Set on two beautifully manicured acres, this stunning home offers over 1,600 sq ft of thoughtfully designed living space with a heated, oversized double garage—complete with sump, hot/cold taps, and plenty of room for your toys.

Inside, you™re welcomed by 9 ceilings, rich finishes, and a warm, inviting living room featuring a stone-faced gas fireplace. The heart of the home is the chef-inspired kitchen with quartz countertops, a butler™s pantry, and main floor laundry, which adds convenience to everyday living.

The spacious primary suite includes a custom walk-in closet and built-in storage units, plus a 3-piece ensuite with a custom walk-in shower. Downstairs, the finished basement boasts two additional bedrooms, a large family room, a 2-piece bath with room to add a shower, and ample storage space.

Step outside and enjoy covered front and back decks, a patio, paved driveway, garden area with sink access, two sheds, a wood shed, and a cozy firepit. The yard is filled with mature trees—including apple, cherry, and



crabapple”and room to roam.

Other highlights include central A/C, reverse osmosis and a prime location in a beautfiul subdivision just minutes from city limits. 3D Virtual Toru Available!

Built in 2006

Essential Information

MLS® #	A2247752
Price	\$689,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,683
Acres	2.00
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	96 Whitetail Drive
Subdivision	Deerfoot Estates (SW)
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T9V 3B4

Amenities

Parking	Double Garage Attached, Drive Through, Insulated, RV Access/Parking, Asphalt
# of Garages	2

Interior

Interior Features	Crown Molding, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 15th, 2025
Days on Market	36
Zoning	CR-M

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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