

\$110,000 - Nw-32-53-5-w4, Rural Vermilion River, County of

MLS® #A2255058

\$110,000

0 Bedroom, 0.00 Bathroom,
Land on 54.17 Acres

NONE, Rural Vermilion River, County of,
Alberta

The Lakefront Pasture â€“ 54.17 Acres,
NW-32-53-5-W4

This exceptional lakefront property boasts over 3,000 feet of sandy shoreline along the serene and secluded Raft Lakeâ€”one of the region's most private and underdeveloped natural gems. With multiple elevated building sites, this land offers expansive and breathtaking views of the lake and surrounding landscape, making it an ideal location for a custom lakefront home, seasonal retreat, or recreational haven.

The propertyâ€™s unique topography offers versatility, with numerous potential build sites that take full advantage of the water's beauty and tranquility. Whether you dream of a private family estate, a series of cottages, or a recreational getaway, the possibilities are endless. The natural setting, with its abundant wildlife, mature trees, and open meadows, provides a sense of peaceful seclusion, yet is still within reach of essential amenities. A 217-foot drilled well, installed in 1978, remains on the property, offering an additional resource for potential development and further enhancing the land's versatility for future use. With minimal annual property taxes of just \$121.81, this property presents an opportunity for a low-cost investment in one of the areaâ€™s most sought-after locations. Beyond the possibility of building your dream



home, the land offers exceptional potential for agricultural use, including grazing pasture for horses, or could be explored for the creation of water-view lotsâ€”perfect for those looking to develop a unique lakefront community. Whether used for recreation, camping, or as a nature sanctuary, the property is designed to accommodate a variety of outdoor pursuits, making it an exceptional opportunity for those seeking privacy, tranquility, and a true connection to Albertaâ€™s natural beauty. 208 acres in total are achievable with the additional quarter section that is also available. The list price for this property is the starting price/opening bid for this property that will be sold by escalating online auction on October 21st, 2025.

Essential Information

MLS® #	A2255058
Price	\$110,000
Bathrooms	0.00
Acres	54.17
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information

Address	Nw-32-53-5-w4
Subdivision	NONE
City	Rural Vermilion River, County of
County	Vermilion River, County of
Province	Alberta
Postal Code	T0B0X0

Amenities

Is Waterfront	Yes
Waterfront	Lake, Beach Access, Beach Front, Creek, Lake Front, Waterfront

Exterior

Lot Description Creek/River/Stream/Pond, Lake, Waterfront

Additional Information

Date Listed September 7th, 2025
Days on Market 36
Zoning AG

Listing Details

Listing Office RE/MAX PRAIRIE REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.