780-505-2159

bobbie-jo@grassrootsrealtygroup.ca

731006 Range Road 51 Sexsmith, Alberta

MLS # A2215526



\$910,000

| Division: | NONE | | | | |
|-----------|---|--------|-------------------|--|--|
| Туре: | Residential/House | | | | |
| Style: | Acreage with Residence, Bungalow | | | | |
| Size: | 2,956 sq.ft. | Age: | 2001 (24 yrs old) | | |
| Beds: | 4 | Baths: | 3 full / 1 half | | |
| Garage: | Double Garage Detached | | | | |
| Lot Size: | 10.70 Acres | | | | |
| Lot Feat: | Front Yard, Lawn, Many Trees, Pasture, Square Shaped Lot, Yard Ligh | | | | |

| Heating: | Boiler | Water: | Well |
|-------------|-----------------------------------|------------|-----------------------------|
| Floors: | Carpet, Hardwood, Linoleum, Vinyl | Sewer: | Open Discharge, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space | LLD: | 11-73-5-W6 |
| Exterior: | Vinyl Siding | Zoning: | CR-5 |
| Foundation: | Wood | Utilities: | - |

Features: Central Vacuum, French Door, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Cabin will stay on the property, It is not usable.

Price Just Reduced! Only 16 minutes northeast of Grande Prairie, this beautifully maintained 10.7-acre property offers timeless country charm with Victorian-inspired character throughout. Built in 2001, the ranch-style bungalow was thoughtfully designed with wheelchair accessibility and features bright, open living spaces highlighted by oak trim, wainscoting, and elegant French doors. The spacious floor plan includes a private primary suite with walk-in closet and ensuite, three additional large bedrooms, three more bathrooms, a formal dining room, a grand living room with a double-sided fireplace, a cozy family room, and a well-appointed kitchen with dinette. A heated double attached garage with its own bathroom, a large mudroom, unfinished sunroom, and expansive deck add to the home's functionality. Recent updates include new carpet in the bedrooms, shingles replaced in 2021, and a new boiler installed just three years ago. Hardwood and lino flooring, large windows, and a bright laundry room with built-in cabinetry complete the interior. Outside, the acreage is fully equipped for country living with a 30x40 heated shop, 40x60 quonset, 20x40 barn, multiple outbuildings, fenced and cross-fenced pastures, corrals, and a loafing shed. The landscaped yard offers mature trees, two large garden spots, and a yard light. Lovingly cared for and thoughtfully set up for a farming lifestyle, this property is ready to welcome its next owners — now available at a reduced price.