

**731006 Range Road 51
Sexsmith, Alberta**

MLS # A2303196



\$890,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,956 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	10.70 Acres		
Lot Feat:	Front Yard, Garden, Lawn, Many Trees, Pasture, Square Shaped Lot, Yard Li		

Heating:	Boiler, Fireplace(s)	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, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Looking for space, privacy, and the opportunity to create your own dream acreage? Just 15 minutes northeast of Grande Prairie, this 10.7-acre property offers a solid starting point for someone ready to roll up their sleeves and make it their own. Built in 2001, this ranch-style bungalow features a spacious and functional layout with over 2900 sqft. of living space. The home is move-in ready, offering a large primary suite with walk-in closet and ensuite, three additional bedrooms, multiple bathrooms, and generous living areas including a formal dining room, family room, and a bright kitchen with kitchenette. A double-sided fireplace, large windows, and an attached heated garage add to the home's overall appeal. The interior reflects its original style, with extensive wood finishes and Victorian-inspired colors throughout—providing the perfect canvas for a modern update or a full transformation to suit your taste. Outside, the property is well set up for rural living with a 30x40 heated shop, 40x60 quonset, 20x40 barn, and several additional outbuildings. The land was fenced with corrals and offers plenty of space for animals, gardening, or future development. It's important to note that the outbuildings and property will require work and updating, making this an ideal fit for a buyer with vision and a willingness to invest. If you've been searching for an acreage with strong bones, usable land, and endless potential—this could be the opportunity you've been waiting for. Call your Realtor and book a viewing.