



GRASSROOTS
REALTY GROUP

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731006 Range Road 51
Sexsmith, Alberta

MLS # A2215526



\$999,900

Division:	NONE		
Type:	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 Lights		

Heating:	Boiler	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	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.