



**GRASSROOTS**  
REALTY GROUP

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**731006 Range Road 51**  
**Sexsmith, Alberta**

**MLS # A2215526**



**\$1,070,000**

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

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

**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.

Just 16 minutes, northeast of Grande Prairie, this stunning 10.7-acre property offers the perfect blend of country charm and modern comfort. Built in 2001, the spacious ranch-style bungalow welcomes you with a large front foyer leading into bright, open living spaces accented by beautiful oak trim, wainscoting, and elegant French doors. Designed with accessibility (wheel chair) in mind, the home features a crawl space (no basement). The primary bedroom is a private retreat with a four-piece ensuite and walk-in closet, complemented by three additional large bedrooms, a full bathroom and a convenient third bathroom located closer to the kitchen. A fourth bathroom is in the attached, heated double garage. Ideal for family living and entertaining, the home boasts a formal dining room, a grand living room with a double-sided fireplace, a cozy family room, a well-appointed kitchen with a dinette, and a large mudroom. An attached unfinished sunroom and large deck provide beautiful views of the landscaped yard, perfect for enjoying Alberta's changing seasons. New carpet has been installed in the bedrooms, while hardwood and lino flooring flow throughout the main living areas. Large windows fill the home with natural light, and recent upgrades, including new shingles in 2021 and a new boiler installed just three years ago, offer peace of mind. A spacious laundry room with a sink and built-in cabinets, complete the home's practical touches. Beyond the home, the property is fully equipped for country living. A 30x40 heated shop, a 40x60 quonset, a 20x40 barn, and multiple additional outbuildings provide endless storage and workspace options. The land is fenced and cross-fenced, with corrals and a loafing shed, making it ready for horses, cattle, or other livestock. The yard is beautifully landscaped with mature trees, two large garden spots, and a

yard light for added convenience. This acreage has been lovingly maintained and thoughtfully set up for a farming lifestyle, while still being close enough to Grande Prairie for easy access to city amenities. Whether you're looking for a peaceful family home, a hobby farm, or a working acreage, this property offers a rare opportunity to live the country dream. Agent is related to owners.