



**GRASSROOTS**  
REALTY GROUP

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1, 741072 Range Road 51  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2216021



**\$1,125,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,728 sq.ft.	Age:	2016 (9 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	10.03 Acres		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	Well
Floors:	Tile, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	11-74-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-2
Foundation:	ICF Block	Utilities:	Electricity, Natural Gas, Phone
Features:	Stone Counters		

**Inclusions:** appliances in the suite

THE ULTIMATE HOMESTEADER'S HAVEN — PRIVATE, EXECUTIVE ACREAGE WITH INCOME SUITE & SHOP!  
Tucked away in the trees north of Sexsmith, this serene and beautifully treed 10.3-acre property is a rare find for those seeking peace, privacy, and the perfect blend of luxury and self-sufficiency. This custom-built Urban Escapes bungalow, with ICF foundation is a stunning combination of high-end finishes and thoughtful, homesteader-friendly features. The main home offers a bright, open-concept layout anchored by a true Chef's Kitchen — quartz countertops, professional-grade appliances, a massive island, and a spacious walk-in pantry. The living room features a dramatic floor-to-ceiling stone wood-burning stove that adds both warmth and charm. Elegant vinyl plank flooring and classic wainscoting flow throughout the main level. The primary suite is a luxurious escape with an oversized custom walk-in closet and a boutique-style ensuite featuring dual sinks, a freestanding soaker tub, and a gorgeous dual-head tiled shower with tempered glass. Upstairs, a 650 sq ft loft-style bonus room includes a newly renovated 3-piece bathroom, offering incredible flexibility for a second primary suite, bedroom, home office, guest area, gym, theatre or studio space. A separate 800 sq ft suite features its own entrance, full kitchen, cozy living area with wood stove, spacious bedroom, full bathroom, and an attached 16' x 30' garage. Currently rented for \$1,500/month, this mortgage helper provides reliable income potential. The main residence also includes a 30' x 30' heated garage. Outside, this property is packed with features designed for homesteading and outdoor enjoyment: 40' x 46' shop — ideal for projects, storage, or small-scale farming Dugout — a great water source for irrigation or

livestock    Large garden and greenhouse &ndash; grow your own produce and plants    Hot tub &ndash; relax and soak under the stars    Massive, partially covered deck &ndash; ideal for entertaining or enjoying the peace of nature    Whether you're looking to embrace a self-sufficient lifestyle, generate rental income, or simply enjoy peaceful country living with all the modern comforts, this one-of-a-kind property has it all.