



**GRASSROOTS**  
REALTY GROUP

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**742038 Range Road 54**  
**Sexsmith, Alberta**

**MLS # A2220639**



**\$679,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,030 sq.ft.	<b>Age:</b>	1944 (81 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	9.98 Acres		
<b>Lot Feat:</b>	Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	17-74-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Natural Woodwork, Vinyl Windows		

**Inclusions:** N/A

Discover a rare gem just steps from the Spruce Meadows Golf Club! This stunning acreage offers 9.98 lush, tranquil acres of land, perfect for both relaxation and recreation. The beautifully renovated home features 4 spacious bedrooms, 2 modern bathrooms, and a versatile den/office, catering to all your family's needs. Enjoy the luxury of not one, but two generous living rooms, providing ample space for family gatherings and entertaining. The home also boasts two charming decks, perfect for savoring morning coffee or evening sunsets while taking in the serene surroundings. Recent updates include a newer roof, along with a newer hot water tank and furnace, ensuring peace of mind and comfort for years to come. The kitchen has been completely remodeled with modern finishes, and the property features new plumbing, electrical systems, windows, and siding. Outside, you'll find a substantial 48 x 30 shop equipped with radiant heat, ideal for hobbies, work or additional storage. Conveniently located just off Highway 2, this property seamlessly blends country charm with modern convenience, offering an idyllic retreat with easy access to nearby amenities and golf course enjoyment.