



GRASSROOTS
REALTY GROUP

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**B, 53022 Twp RD 744
Sexsmith, Alberta**

MLS # A2224578



\$509,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,599 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	18.30 Acres		
Lot Feat:	Pasture, Private, Secluded, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	Natural Gas Connected
Features:	Open Floorplan		

Inclusions: 3 sheds

This property is calling you! 18.3 acres of stunning and private acreage living starts here. The location does not get better, 25 minutes north of Grande Prairie on Webster road featuring pavement right to the driveway. This serene property is set up for horses, has a beautiful dugout with a dock and plenty of singing birds. The manufactured home features 3 bedrooms on the main floor along with 2 full bathrooms. An addition has been built as an upper level to accommodate a 4th bedroom or multi-purpose space, giving you a total of just under 1,600 sqft. The main level also features an open floorplan from the kitchen to living room with ample natural light. Do you picture yourself here? Contact a Realtor of your choice and book a showing today- This property wont last long!