



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

52034 twp rd 744a  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2225039



**\$849,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,683 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	20.27 Acres		
<b>Lot Feat:</b>	Farm, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s)		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, blinds, curtain rods, shed, central vac

20+ AG Zoned acres just North of Sexsmith!! This home is absolutely immaculate!! The main level features a nice entry from the garage with a laundry room and a powder room. There is also another main entrance. The main living area is bright and open with tall ceilings. You will appreciate the high end cabinetry, top end appliances and large island. Plus the spacious areas the dining and living room provide. The master bedroom is a great size with a nice closet and en-suite. The other 2 bedrooms on the main level are also a great size. The basement is fully finished with a large open area, 2 good sized bedrooms, a storage room, future bathroom space and a wood stove! Outside you will find a beautifully finished home with a front deck, concrete bib in front of the garage, 28'30" storage shelter, shed/chicken coop, 20 acres of agricultural land and much more. The home has a well, septic, natural gas and power services. Hard to find property!