



GRASSROOTS
REALTY GROUP

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741004 Range Road 60
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2235299



\$800,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,915 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	7.29 Acres		
Lot Feat:	Many Trees		

Heating:	Central, In Floor, Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	See Remarks
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This pristine acreage just north of Sexsmith offers the ideal blend of peaceful country living and small business potential, all conveniently located on pavement. Situated on just over 7 private, treed acres and zoned CR5, this property is perfectly suited for running a home-based business or simply enjoying the extra space. The immaculate 4-bedroom, 2.5-bathroom home is in pristine condition and features a double attached garage, a newly completed roof with shingles replaced just last year, and a cozy 3-season room on the back deck—perfect for relaxing and taking in the serene surroundings. Outside, you’ll find a nicely maintained garden plot, a greenhouse for your gardening ambitions, and even a little barn or chicken coop, adding to the rural charm and functionality. A 30’x40’ detached shop adds incredible value, whether you need storage for equipment, space for projects, or a place to house your toys. This is a rare opportunity to enjoy both lifestyle and versatility in one beautiful rural package.