



**GRASSROOTS**  
REALTY GROUP

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**50015 Township Road 733A  
Sexsmith, Alberta**

**MLS # A2240139**



**\$659,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Double Wide		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gated, Gravel Driveway, Heated Garage, Secured, Triple Garage Detached, V		
<b>Lot Size:</b>	12.43 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Pasture, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	24-73-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	None	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Jetted Tub		

**Inclusions:** N/A

Very well looked after Acreage zoned CR5 located just outside of Sexsmith offering 12+ acres, a fully updated 20" wide modular home & 36' x 48' fully finished & heated Shop (220 power). There are also 4 sheds for toys, gardening, storage & a cute greenhouse. The inside decor is modern and fully updated. There is a family room with a wood stove, 2 bedrooms & 4 pc. bathroom at one end of the home. The Kitchen, Dining area, & living room is all open & makes up the middle area of this home with the master suite (bedroom, walk in closet & 4 pc bathroom) at the other end. This home shows extremely well with all the updates: new vinyl plank flooring, completely repainted, almost all light fixtures changed with ceiling fans added, all new baseboards, Shingles redone 2024, all appliances replaced with Stainless Steel. The Shop offers excellent space with solid concrete floor, mezzanine, overhead heat but also plumbed for in floor heat if desired; and powered overhead shop door that is 14'x16'. The yard is well landscaped with lots of mature trees growing, flower beds & wonderful fenced garden area. This acreage has a lot of the land over a slope that would make great pasture land for animals. The acreage borders a ducks unlimited reserve. There is a good well, septic tank sewer system, natural gas and power. This is a turn key acreage for a lucky buyer!!