



GRASSROOTS
REALTY GROUP

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**743073 Highway 2
Sexsmith, Alberta**

MLS # A2249874

\$975,000



Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	2,131 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	23.57 Acres		
Lot Feat:	Farm		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	21-74-5-W6
Exterior:	Metal Siding	Zoning:	CR-5
Foundation:	ICF Block	Utilities:	-
Features:	Jetted Tub		

Inclusions: China cabinet on East wall of dining room

This property is perfectly set up for horses or other livestock! It features 23.57 acres located along the highway with two entrances, providing easy access to fenced pens with a water supply and four movable horse shelters. The property also includes a large shop, with half of it featuring a cement floor and in-floor heating, and the other half a gravel base. This makes it ideal for a small business or storing farm equipment. The 2131 sq ft home offers three generously sized rooms, an office/den, and two and a half bathrooms. You'll love the large dining room and the west-facing sunroom, perfect for enjoying sunsets. The living room also has a wood-burning stove, creating a cozy atmosphere during colder Alberta winter days. Seller has confirmed with county, 8.7 acres can be subdivided, approach already exists.