



GRASSROOTS
REALTY GROUP

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734082B Range Road 51
Sexsmith, Alberta

MLS # A2252776



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,764 sq.ft.	Age:	2006 (19 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Driveway, Gravel Driveway, Off Street, RV Access/Parking		
Lot Size:	27.87 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	Holding Tank, Mound Septic, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	26-73-5-W6
Exterior:	Vinyl Siding	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Built in vacuum, 2 sheds, blinds and black out curtains, garden fence, water treatment system, sewer pump alarm

Nestled on 27.87 acres, this spacious home offers the perfect blend of comfort, functionality, and country living. With 7 bedrooms and 3.5 bathrooms, there's plenty of room for family and guests alike. The main floor showcases a bright open-concept layout with large windows that fill the home with natural light. At the heart of it all is a generous kitchen featuring an island, pantry, and eat-up bar—perfect for both everyday living and entertaining. Just off the living room, step out onto the deck and soak in the peace and quiet of your private acreage. The primary suite is a true retreat with a 5-piece ensuite and walk-in closet. Convenient main floor laundry, a spacious entryway, and an additional storage room—ideal for freezers or an extra fridge—add to the home's practicality. The fully finished basement expands your living space with a welcoming family room and cozy wood fireplace, 4 additional bedrooms, and a full bathroom—making it ideal for children, guests, or home offices. A dedicated cold room provides excellent storage for canning, produce, and preserves, while a wood room with exterior access makes refilling the fireplace simple and efficient. Outdoors, you'll find a large gravel driveway with plenty of parking, a garden spot, and multiple sheds for storage or hobbies. Whether you're looking for space for your family, a small hobby farm, or simply more privacy, this acreage truly has it all.