



GRASSROOTS
REALTY GROUP

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735035 Range Road 51
Sexsmith, Alberta

MLS # A2256607



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,367 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	11.82 Acres		
Lot Feat:	Dog Run Fenced In, Farm, Front Yard, Gentle Sloping, Landscaped, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Tile, Vinyl	Sewer:	Holding Tank, Pump
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity		

Inclusions: AC unit GDO TV mount in living room, laundry room cabinets, nursery book shelf, goat house, chicken coop, all gates and raised garden boxes. Pasture shed with power, horse shelter, and garden shed with lean-to.

This 11-acre property is a hobby farm dream, fully set up for various animals and located less than 10 minutes from Sexsmith, just off pavement. It offers the perfect blend of privacy and convenience. Upon entering, you'll immediately notice the mature trees and beautiful fence lines. The fully developed 1,367 sq. ft. bi-level, built in 2004, features five bedrooms and three full bathrooms. The bright, open main floor includes a large living area and ample space for a family dining table. The primary bedroom with an ensuite, two additional bedrooms, and a full bathroom complete the main level. The professionally finished basement, updated in 2024, adds a cozy family room with a gas fireplace, two more bedrooms, a full bathroom, an office, and a laundry area. Outside, you'll find two large decks overlooking the land and a fully set-up acreage for animals with cross-fenced pastures, a livestock waterer, a garden shed with a lean-to, a powered tack shed, an insulated chicken coop, and a separate storage yard with its own approach. Major updates were completed in 2022, including the roof, hot water tank, furnace, AC, iron filter well pump, and flooring. Documentation for all improvements and permits is available. Zoned AG and move-in ready, this acreage truly has everything you could want for country living. Contact your favorite realtor today!