



GRASSROOTS
REALTY GROUP

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1-50021 Twp Rd 733A
Sexsmith, Alberta

MLS # A2257480



\$698,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,227 sq.ft.	Age:	2020 (5 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	5.10 Acres		
Lot Feat:	Cleared, Garden, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: NA

Your dream home is here! Nestled on 5 acres of quiet country living with breathtaking views, this property is full of potential—ready for you to landscape and make it your own. Built in 2020 and lovingly cared for by the original owners, the home features a bright open floor plan and a chef’s kitchen with a massive island at its heart. The spacious living room is ideal for gathering with family and friends. Upstairs, you’ll find three generous bedrooms plus a large office space. The primary suite offers a spacious 4-piece ensuite for your comfort. A double attached garage makes winter in northern Alberta much easier, while the main-floor laundry room with sink and storage adds everyday convenience. The fully finished basement boasts three more large bedrooms, two expansive rec rooms/living areas, a full bathroom, and plenty of storage space—perfect for a growing family or entertaining guests.