



740011 Range Road 53
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2141448



\$399,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,316 sq.ft.	Age:	1991 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	10.11 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Few Trees, Landscaped, Sloped Down		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	3-74-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Laminate Counters, Open Floorplan		

Inclusions: NA

Welcome to your dream retreat nestled in the heart of nature! This enchanting 1300 sqft home sits on over 10 acres of pristine land, offering the perfect blend of modern comfort and serene country living. Step inside the beautifully designed kitchen, where the charm of blue cabinets and tasteful wallpaper meets the practicality of a windowed sink with a breathtaking view of your expansive property. Imagine preparing meals while watching the seasons change outside, a daily reminder of the beauty that surrounds you. The kitchen seamlessly flows into a bright and airy dining area, where windows on three sides and double glass doors to the deck invite the sunlight to dance across the room. Whether it's a cozy family breakfast or an evening gathering with friends, this space is perfect for creating lasting memories. Relax and unwind in the stunning living room, where vaulted ceilings and large, arched windows frame the picturesque landscape. The abundance of natural light creates a warm and welcoming atmosphere, making it the ideal spot for relaxation or entertaining guests. The primary bedroom is your personal haven, featuring dual closets and an ensuite bathroom that boasts a luxurious jacuzzi tub, ample storage, and a makeup vanity. It's a sanctuary designed for comfort and convenience. Two additional bedrooms and a full bathroom ensure that there's plenty of space for family or guests. Outside, you'll find a 12x22 heated storage building, perfect for all your needs, be it a workshop, storage space, or hobby room. The property is zoned CR5, giving you versatile options for use and enjoyment. Located just minutes from Sexsmith and with mostly paved access, this home offers the tranquility of rural living without sacrificing convenience. Whether you're a nature enthusiast, a growing family, or someone looking for a peaceful retreat,

this property is a rare gem waiting to be discovered. Don't miss the opportunity to make this unique and beautiful home yours. Updates to note : New paint throughout,new flooring in master, living and hallway, new washer and dryer, well water-pump 4 yrs old, sewer - tank and gravity fed mound, Power pole-200 amp, house 100amp, cement drilled pilings under home, screw pilings under addition, shingles 4yrs old, furnace and ducts just cleaned in May 2024, decks both 9yrs old, 3/4 of 10 acres is fenced and cross fenced-4 wire barb wire done in 2023. Call your REALTOR® today to schedule a viewing and experience the magic of this property firsthand!