

**731006 Range Road 51**  
**Sexsmith, Alberta**

**MLS # A2215526**



**\$1,070,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,956 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	10.70 Acres		
<b>Lot Feat:</b>	Front Yard, Lawn, Many Trees, Pasture, Square Shaped Lot, Yard Lights		

<b>Heating:</b>	Boiler	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, See Remarks	<b>LLD:</b>	11-73-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-

**Features:** Central Vacuum, French Door, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Cabin will stay on the property, It is not usable.

Just 16 minutes Northeast of Grande Prairie, this stunning 10.7-acre property offers the perfect country charm. Built in 2001, the spacious ranch-style bungalow greets you with a welcoming front foyer that opens into bright, open living spaces highlighted by oak trim, wainscoting, and elegant French doors. Designed with wheelchair accessibility in mind, the home is built on a crawl space with no basement. The primary bedroom serves as a private retreat with a walk-in closet and four-piece ensuite. Three additional large bedrooms, another full bathroom, and a convenient third bathroom near the kitchen provide plenty of space for family or guests. A fourth bathroom is located in the heated double attached garage. Perfect for everyday living and entertaining, this home features a formal dining room, a grand living room with a double-sided fireplace, a cozy family room, and a well-appointed kitchen with dinette. A large mudroom, unfinished sunroom, and expansive deck offer extra functionality and beautiful views of the landscaped yard. Recent updates include new carpet in the bedrooms, fresh shingles (2021), and a new boiler installed just three years ago. Large windows fill the home with natural light, while hardwood and lino flooring flow seamlessly throughout the main living areas. A spacious laundry room with sink and built-in cabinetry adds practical convenience. Outside, the property is fully set up for country living. A 30x40 heated shop, 40x60 quonset, 20x40 barn, and multiple outbuildings provide exceptional storage and workspace. The land is fenced and cross-fenced with corrals and a loafing shed, making it livestock-ready. Mature trees, two large garden spots, and a yard light complete the picture. Lovingly maintained and thoughtfully designed for a farming lifestyle, this acreage offers the peace of the country with quick access to city.

amenities. Whether you’re dreaming of a family homestead, hobby farm, or working acreage &mdash; this property makes it possible.