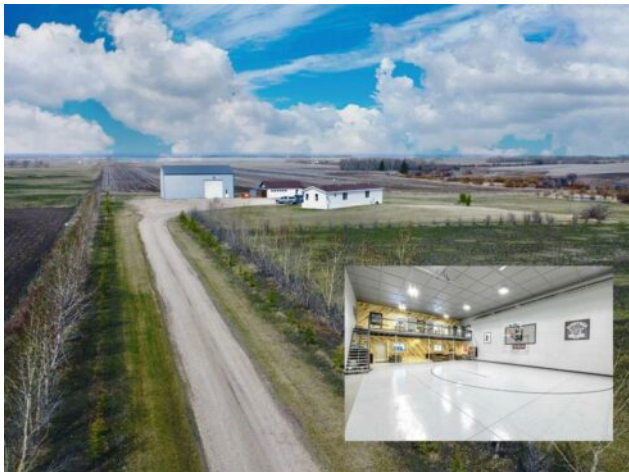


64042 Township Road 734
Sexsmith, Alberta

MLS # A2216953



\$649,900

Heating:	High Efficiency	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	29-73-6-W6
Exterior:	Other	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		
Inclusions:	Gym equipment		

Dreaming of more space, privacy, and the kind of shop setup that makes your friends jealous? This 10.08-acre gem just outside of Sexsmith delivers all that and more. Step into this beautifully updated 3 bed, 2 bath home featuring quartz counters, vaulted ceilings, and not one—but two spacious living rooms, perfect for families who love to spread out or entertain. The primary bedroom includes a walk-in closet and a bright 4-piece ensuite, giving you your own private retreat at the end of the day. Outside, the land is full of thoughtful touches and rural charm: • A dugout for extra water access or future skating rink dreams • Saskatoon berry bushes for the best kind of backyard snacking • A dog run to keep the fur babies happy • A lean-to with space to park a full-size truck • Room to garden, play, or just relax under the big prairie sky And then there’s the shop and garage• • The 40’x60’ shop is fully finished with radiant heat, epoxy floors, 20’ ceilings, a half basketball court, bar area, and an upstairs gym—this space is next level. • The double garage has radiant heat, tons of shelving, a separate panel, making it a comfortable, functional space year-round. Whether you’re chasing acreage life, room for your hobbies, or just a bit more peace and quiet, this one is calling your name. Let’s get you in for a private showing—you won’t want to leave.