

10, 5136 Township road 760
Sexsmith, Alberta

MLS # A2099643



\$794,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,328 sq.ft.	Age:	1983 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Gravel Driveway, Triple Garage Attached		
Lot Size:	13.79 Acres		
Lot Feat:	Back Yard, Lawn, Garden, No Neighbours Behind, Landscaped, Private		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Mixed	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan		

Inclusions: N/A

NEW PRICE! This beautiful 3300 sqft bungalow with triple attached garage is nestled on 13.79 private acres with a 42x60 finished shop + 42x60 pole shed. If you are not sold already, as you walk in you'll notice the abundance of natural light and brand new vinyl plank flooring throughout. This home does not fall short on space! Large U shaped kitchen with double wall oven, Wolf gas stove cook top, floor to ceiling espresso cabinets with gorgeous quartz counter tops. This floor plan seamlessly flows from kitchen, dining, living all the way outside to the ground level patio perfect for entertaining. Offering a total of 5 bedrooms and 3 full bathrooms this house has plenty of space for the whole family. There is a breezeway that conveniently leads to the large triple heated garage. Out back offers a beautiful yard that has been well taken care of and 2 driveways one leading to the house, and one leading to the shops. Perfect for large trucks or a home based business. 42x60 shop (built in 2012) is finished with concrete floor, radiant heat, dual sumps, rainwater collection tanks, work benches and mezzanine. Right beside the shop is a 42x60 pole shed perfect for RV storage or a place to park your toys year round. RV power + sewer dump. You will not get bored living on this property.. enjoy your very own 3 hole golf course and 9 T boxes with a beautiful view of saddlehills or step out back for a hunt on the endless crown land. You will not be disappointed with the utmost privacy and endless wildlife right out your back door.