

44050 Twp 742  
Sexsmith, Alberta

MLS # A2197197



**\$589,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,528 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	None		
<b>Lot Size:</b>	13.66 Acres		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	17-74-4-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washier, Dryer, One Sea Can, Dog Kennel

Nestled in a serene country setting near Spruce Meadows Golf Course, this beautiful acreage offers the perfect blend of convenience and rural charm. The property features a dugout that regularly welcomes ducks and geese with their babies, adding to the peaceful atmosphere. Located just 5 minutes from Crown land, 10 minutes from Teepee Creek, the Rodeo Grounds & Tire Pro Events Center, and 12 minutes from Sexsmith, this property provides easy access to outdoor recreation and local amenities. The fully fenced and cross-fenced land is ideal for livestock, while the outdoor riding arena caters to equestrian enthusiasts. The home, built in 2011, boasts a thoughtful layout with a walk-through pantry, mudroom, and a convenient half-bath with a washer/dryer. Enjoy cozy nights with a wood burning fireplace in your open concept living room. The wrap around kitchen features an island plus has ample cupboards for storage. The wood cabinets pair perfectly with white appliances. Recent upgrades include a new stove and dishwasher (2022). This shares a dining area with access to the back deck. Completing the main floor is your primary bedroom with a 4pc ensuite, two more bedrooms and a full bathroom. The partially developed basement includes one bedroom complete with space to finish an open living space or add another bedroom. Added bonus is a massive storage/utility area. Enjoy the huge covered fire pit area tucked among the trees, two garden spaces, abundant wild Saskatoon and raspberry bushes, a chicken coop with a run, and a dog kennel. A sea can is also included for additional storage. Just 30 minutes from Grande Prairie's north end, this property offers the perfect country lifestyle with modern comforts! Book your showing today!