

# \$1,070,000 - 731006 Range Road 51, Sexsmith

MLS® #A2215526

**\$1,070,000**

4 Bedroom, 4.00 Bathroom, 2,956 sqft

Residential on 10.70 Acres

NONE, Sexsmith, Alberta

Just 16 minutes, northeast of Grande Prairie, this stunning 10.7-acre property offers the perfect blend of country charm and modern comfort. Built in 2001, the spacious ranch-style bungalow welcomes you with a large front foyer leading into bright, open living spaces accented by beautiful oak trim, wainscoting, and elegant French doors. Designed with accessibility (wheel chair) in mind, the home features a crawl space (no basement).

The primary bedroom is a private retreat with a four-piece ensuite and walk-in closet, complemented by three additional large bedrooms, a full bathroom and a convenient third bathroom located closer to the kitchen. A fourth bathroom is in the attached, heated double garage. Ideal for family living and entertaining, the home boasts a formal dining room, a grand living room with a double-sided fireplace, a cozy family room, a well-appointed kitchen with a dinette, and a large mudroom. An attached unfinished sunroom and large deck provide beautiful views of the landscaped yard, perfect for enjoying Alberta's changing seasons.

New carpet has been installed in the bedrooms, while hardwood and lino flooring flow throughout the main living areas. Large windows fill the home with natural light, and recent upgrades, including new shingles in 2021 and a new boiler installed just three years ago, offer peace of mind. A spacious laundry room with a sink and built-in cabinets, complete the home's practical touches.



Beyond the home, the property is fully equipped for country living. A 30x40 heated shop, a 40x60 quonset, a 20x40 barn, and multiple additional outbuildings provide endless storage and workspace options. The land is fenced and cross-fenced, with corrals and a loafing shed, making it ready for horses, cattle, or other livestock. The yard is beautifully landscaped with mature trees, two large garden spots, and a yard light for added convenience.

This acreage has been lovingly maintained and thoughtfully set up for a farming lifestyle, while still being close enough to Grande Prairie for easy access to city amenities.

Whether you're looking for a peaceful family home, a hobby farm, or a working acreage, this property offers a rare opportunity to live the country dream.

Agent is related to owners.

Built in 2001

### Essential Information

MLS® #	A2215526
Price	\$1,070,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,956
Acres	10.70
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	731006 Range Road 51
Subdivision	NONE

City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8X 4P2

### Amenities

Parking Spaces	8
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Central Vacuum, French Door, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Range
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Living Room, Wood Burning, Double Sided
Has Basement	Yes
Basement	See Remarks, Crawl Space

### Exterior

Exterior Features	Garden
Lot Description	Front Yard, Lawn, Many Trees, Pasture, Square Shaped Lot, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	April 29th, 2025
Days on Market	113
Zoning	CR-5

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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