

\$589,900 - 44050 Twp 742, Sexsmith

MLS® #A2197197

\$589,900

4 Bedroom, 3.00 Bathroom, 1,528 sqft
Residential on 13.66 Acres

NONE, Sexsmith, Alberta

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!

Built in 2011

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2197197 |
| Price | \$589,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,528 |
| Acres | 13.66 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 44050 Twp 742 |
| Subdivision | NONE |
| City | Sexsmith |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T0H 3C0 |

Amenities

| | |
|---------|------|
| Parking | None |
|---------|------|

Interior

| | |
|-------------------|--|
| Interior Features | Pantry, See Remarks |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |

| | |
|-----------------|--------------------------|
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|-------------------------|
| Exterior Features | None |
| Lot Description | Landscaped, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 59 |
| Zoning | CR-5 |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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