

# \$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 country charm.

Built in 2001, the spacious ranch-style bungalow greets you with a welcoming front foyer that opens into bright, open living spaces highlighted by oak trim, wainscoting, and elegant French doors. Designed with wheelchair accessibility in mind, the home is built on a crawl space with no basement.

The primary bedroom serves as a private retreat with a walk-in closet and four-piece ensuite. Three additional large bedrooms, another full bathroom, and a convenient third bathroom near the kitchen provide plenty of space for family or guests. A fourth bathroom is located in the heated double attached garage.

Perfect for everyday living and entertaining, this home features a formal dining room, a grand living room with a double-sided fireplace, a cozy family room, and a well-appointed kitchen with dinette. A large mudroom, unfinished sunroom, and expansive deck offer extra functionality and beautiful views of the landscaped yard.

Recent updates include new carpet in the bedrooms, fresh shingles (2021), and a new boiler installed just three years ago. Large windows fill the home with natural light, while



hardwood and lino flooring flow seamlessly throughout the main living areas. A spacious laundry room with sink and built-in cabinetry adds practical convenience.

Outside, the property is fully set up for country living. A 30x40 heated shop, 40x60 quonset, 20x40 barn, and multiple outbuildings provide exceptional storage and workspace. The land is fenced and cross-fenced with corrals and a loafing shed, making it livestock-ready. Mature trees, two large garden spots, and a yard light complete the picture.

Lovingly maintained and thoughtfully designed for a farming lifestyle, this acreage offers the peace of the country with quick access to city amenities. Whether youâ€™re dreaming of a family homestead, hobby farm, or working acreage â€“ this property makes it possible.

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

### Exterior

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

### Additional Information

Date Listed	April 29th, 2025
Days on Market	139
Zoning	CR-5

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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