



**744037 Range Road 54**  
**Sexsmith, Alberta**

**MLS # A2301623**



**\$469,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	3.04 Acres		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	28-74-5-W6
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	CR-4
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** C-Can

Stunning 3-acre private acreage with incredible lifestyle upgrades! This beautifully designed home welcomes you with a bright, open-concept layout flooded with natural light and finished in modern, inviting tones throughout. From the moment you walk in, you'll be impressed by the expansive kitchen featuring high-end stainless steel appliances, an oversized island, abundant counter space, and a MASSIVE walk-in pantry—perfect for families or those who love to entertain. The seamless flow into the dining and living areas creates the ideal space for hosting guests or keeping an eye on the kids while preparing meals. The spacious primary suite is a true retreat, offering a large closet and a private ensuite complete with a relaxing jetted tub. Thoughtful upgrades like built-in wireless speakers and USB outlets throughout the home add both convenience and modern functionality. Step outside and enjoy everything acreage living should be with a large deck perfect for summer BBQs, a custom firepit area for evening gatherings, and a fully set-up dog run for pet lovers. The property also features a C-Can for secure storage and the added comfort of air conditioning, making it ideal for year-round living. Surrounded by nature and offering exceptional privacy, this property delivers the perfect blend of comfort, space, and outdoor lifestyle—book your showing today!