



54075 742 Township
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2308106



\$859,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,443 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Triple Garage Detached		
Lot Size:	13.54 Acres		
Lot Feat:	Few Trees, Front Yard, Landscaped, Lawn		

Heating:	High Efficiency	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Pump, Septic Field, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Edge-of-town acreage in Sexsmith with serious upside. Nearly 2,500 sq ft, attached double garage + massive 30x50 shop, zoned CR-5 (not in a subdivision—potential to subdivide). 3 beds + main-floor office, 2.5 baths. Renovated kitchen with granite, dark cabinetry, built-ins & cooktop, open to a cozy wood-burning fireplace. Bright front living room with oversized windows, second fireplace, spiral staircase & loft flex space. Immaculate, treed yard with room for horses or recreation, plus covered deck & firepit to take it all in. Major updates: roof, furnaces, water heater, deep well pump, radiant heat, concrete skirting, steel beam construction & 2015 renos including windows and doors. Turn-key acreage with space, privacy, and potential.