GRASSROOTS REALTY GROUP

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1 744018 Range Road 63 Sexsmith, Alberta

MLS # A2320071

$639,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,520 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	2.22 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air, Propane	**Water:**	Well
Floors:	Linoleum	**Sewer:**	Septic System
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	28-74-6-W6
Exterior:	See Remarks	**Zoning:**	CR-5
Foundation:	Piling(s)	**Utilities:**	-
Features:	Kitchen Island, No Animal Home		

Inclusions: N/A

Absolutely stunning turnkey acreage located just 25 minutes from Grande Prairie! This beautifully maintained and fully treed property offers the perfect combination of privacy, comfort, and functionality. Step inside to an inviting open-concept layout featuring vaulted ceilings, a spacious living room with a cozy fireplace, and a gorgeous kitchen designed for entertaining. The kitchen boasts a massive island, walk-in pantry, and dedicated coffee station, making it the true heart of the home. The spacious primary bedroom offers a walk-in closet and an updated ensuite complete with a beautiful new walk-in shower. Two additional bedrooms and a full bathroom are conveniently located on the opposite end of the home, providing privacy for family or guests. A large laundry room with plenty of storage adds to the home's practicality. Outside, you'll find a detached 30' x 28' garage and a brand-new 16' x 32' deck, perfect for relaxing and enjoying the peaceful surroundings. The property also includes four sheds, offering ample storage for all your tools and equipment. Built with quality in mind, the foundation is supported by 20 pilings measuring 4.5 feet by 17 feet deep. Additional upgrades include a new well installed in 2018 and a new septic system completed in 2021. This property is exceptionally well-equipped for RVs, trailers, and visitors, featuring 30-amp service on both sides of the garage and two additional 20-amp hookups across from the garage. Surrounded by mature trees and offering incredible privacy, this immaculate acreage is truly one of a kind. If you're looking for a move-in ready country property with outstanding features and attention to detail, this gorgeous acreage is a must-see!

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