



GRASSROOTS
REALTY GROUP

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743073 Highway 2
Sexsmith, Alberta

MLS # A2329990



\$769,990

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	2,246 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	23.57 Acres		
Lot Feat:	Irregular Lot, Many Trees, Pasture, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	21-74-5-W6
Exterior:	Wood Frame	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island		

Inclusions:	na
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Escape to country living with this exceptional 23.57-acre CR-5 zoned property, perfectly set up for horse enthusiasts, hobby farmers, or anyone looking for space to enjoy rural living. The well-maintained 3-bedroom bungalow offers comfortable main-floor living. Nice open layout with lots of entertaining space. Double attached garage. The true highlight is the impressive 40' x 80' shop, featuring 40' with a concrete floor and in-floor heat—ideal for storing equipment, tackling projects, or operating a home-based business. The property is cross-fenced and ready for horses, providing excellent functionality while offering plenty of room to expand and enjoy the outdoors. A rare opportunity to own a versatile acreage with endless potential.