



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

53041 TWP 744
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2332899



\$649,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,708 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	10.80 Acres		
Lot Feat:	Farm, Landscaped, Many Trees, Pasture, See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	21-74-5-W6
Exterior:	Vinyl Siding	Zoning:	CR5
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, See Remarks, Soaking Tub		

Inclusions: NA

Seller is ready to make a move and will consider strong, well-qualified offers. Acreage living at its finest! Imagine waking up to breathtaking prairie sunrises, fresh country air, and the peaceful sounds of nature all while being just 10 minutes on pavement from Sexsmith. Nestled on over 10 beautifully usable acres, this exceptional property offers the lifestyle so many dream about, with all the space and freedom you've been searching for. Step inside, kick off your boots, and instantly feel at home. The bright and inviting living room welcomes you with soaring vaulted ceilings, a stunning bay window that floods the home with natural light, and a cozy gas fireplace that's perfect for curling up after a day spent outdoors. The open concept design creates a warm, comfortable atmosphere perfect for hosting family and friends. The spacious kitchen is truly the heart of the home, featuring an abundance of cabinetry, a large eat up island, pantry, and beautiful views of your own land from nearly every window. Whether you're preparing family meals, canning veggies from your garden, or entertaining guests, this kitchen has the space and functionality you need. The adjoining dining area opens through garden doors to the deck, where morning coffee comes with panoramic country views and evenings are spent watching spectacular sunsets. Retreat to the oversized primary suite, complete with a walk-in closet and a spa inspired ensuite featuring a walk-in shower, relaxing soaker tub, and plenty of storage. On the opposite end of the home, the thoughtfully designed family wing offers two additional bedrooms, a full bathroom, and a separate family room or play area giving kids or guests a space all their own. Step outside and discover what acreage living is truly all about. There's room to roam, grow, and live the life you've always imagined. Whether your dream includes

horses, hobby farming, raising chickens, gardening, or simply enjoying the privacy and open skies, this property is ready for it all. Property features include: New well, Powered barn, Chicken coop, Cold storage, Garden plot, Two water hydrant, Automatic livestock waterer, Fenced and cross-fenced pasture, ready for livestock or horses. This is more than just a home, it's a lifestyle. Picture children exploring wide open spaces instead of busy streets, evenings gathered around a fire under a sky full of stars, and the freedom that only acreage living can provide. With plenty of room for your toys, future projects, animals, and endless outdoor adventures, every day feels like a retreat. If you've been searching for the perfect balance of peaceful country living and the convenience of being just minutes from town, this remarkable property delivers it all. Opportunities like this don't come around often. Come experience the beauty, tranquility, and endless possibilities of country living, call your REALTOR® today !