



GRASSROOTS
REALTY GROUP

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51035 Township Road 734
Sexsmith, Alberta

MLS # A2335475



\$1,175,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,619 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Quad or More Detached		
Lot Size:	157.00 Acres		
Lot Feat:	Few Trees		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	23-73-5-W6
Zoning:	AG
Utilities:	-

Inclusions: Stock waterers

Fantastic opportunity to own a full quarter section with approximately 130 acres of cultivated land, currently seeded to canola. Whether you are looking to expand your farming operation, establish a hobby farm, keep horses, or operate a home-based business, this versatile property offers an excellent combination of productive land, comfortable living space, and practical infrastructure. The solid 1975-built bungalow has the welcoming character of a traditional farmhouse, complete with a covered front porch, spacious living room, and wood-burning fireplace. The main floor features three bedrooms, two full bathrooms, a half bath, and convenient main-floor laundry. The recently updated kitchen adds modern functionality, while vinyl flooring runs throughout the main level for a clean and cohesive finish. The partial basement is a fun flashback to the 1980s, featuring wood paneling, patterned carpet, a second wood-burning fireplace, an additional bedroom, a large recreation room, and another half bath. This level provides plenty of extra space for family, guests, hobbies, or a home office. Outside, the property is well equipped for agricultural and equestrian use, with a livestock waterer for horses and a sand riding arena. The impressive 50' x 60' shop provides outstanding space for equipment, storage, farm operations, projects, or a home-based business. An attached garage adds everyday convenience. With productive cultivated land, income potential, equestrian amenities, and strong supporting infrastructure, this full-quarter property is a rare and appealing opportunity. Contact your favorite REALTOR® today to arrange a private viewing.