



## 731006 Range Road 51 , Sexsmith, Alberta - \$1,070,000



Main Photo

### Property Description

Just 16 minutes Northeast of Grande Prairie, this stunning 10.7-acre property offers the perfect country charm.

Built in 2001, the spacious ranch-style bungalow greets you with a welcoming front foyer that opens into bright, open living spaces highlighted by oak trim, wainscoting, and elegant French doors. Designed with wheelchair accessibility in mind, the home is built on a crawl space with no basement.

The primary bedroom serves as a private retreat with a walk-in closet and four-piece ensuite. Three additional large bedrooms, another full bathroom, and a convenient third bathroom near the kitchen provide plenty of space for family or guests. A fourth bathroom is located in the heated double attached garage.

Perfect for everyday living and entertaining, this home features a formal dining room, a grand living room with a double-sided fireplace, a cozy family room, and a well-appointed kitchen with dinette. A large mudroom, unfinished sunroom, and expansive deck offer extra functionality and beautiful views of the landscaped yard.

Recent updates include new carpet in the bedrooms, fresh shingles (2021), and a new boiler installed just three years ago. Large windows fill the home with natural light, while hardwood and lino flooring flow seamlessly throughout the main living areas. A spacious laundry room with sink and built-in cabinetry adds practical convenience.

Outside, the property is fully set up for country living. A 30x40 heated shop, 40x60 quonset, 20x40 barn, and multiple outbuildings provide exceptional storage and workspace. The land is fenced and cross-fenced with corrals and a loafing shed, making it livestock-ready. Mature trees, two large garden spots, and a yard light complete the picture.

Lovingly maintained and thoughtfully designed for a farming lifestyle, this acreage offers the peace of the country with quick access to city amenities. Whether you're dreaming of a family homestead, hobby farm, or working acreage — this property makes it possible.

## REALTOR Referral

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