



743073 Highway 2 , Sexsmith, Alberta - \$975,000



Main Photo

Property Description

This property is perfectly set up for horses or other livestock! It features 23.57 acres located along the highway with two entrances, providing easy access to fenced pens with a water supply and four movable horse shelters.

The property also includes a large shop, with half of it featuring a cement floor and in-floor heating, and the other half a gravel base. This makes it ideal for a small business or storing farm equipment.

The 2131 sq ft home offers three generously sized rooms, an office/den, and two and a half bathrooms. You'll love the large dining room and the west-facing sunroom, perfect for enjoying sunsets. The living room also has a wood-burning stove, creating a cozy atmosphere during colder Alberta winter days. Seller has confirmed with county, 8.7 acres can be subdivided, approach already exists.

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