

24, 744033 54 Range  
Sexsmith, Alberta

MLS # A2142030



## \$599,900

<b>Division:</b>	Sexsmith		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,693 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached		
<b>Lot Size:</b>	3.26 Acres		
<b>Lot Feat:</b>	Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-4
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Don't miss this wonderful, versatile acreage, only 20 minutes from Grande Prairie. (The golf enthusiast will love the short drive to the Spruce Meadows Golf Club). Priced for a quick sale. This property was professionally appraised two years ago for \$670,000.00 This spacious bungalow boasts 1626 sq/ft of living area up, as well as a full, finished basement. The main level of this home offers a large kitchen (with newer fridge), 2 dining areas, as well as 3 bedrooms and 3 bathrooms. The washer and dryer in the laundry room are newer as well. The whole upstairs boasts newer vinyl plank flooring. Large windows and a spacious deck, invite you to the huge, tranquil back yard. The basement is completed and offers an oversized family area, bonus room, and space for a studio or workshop. And a complete water treatment system. The lot is 3.26 acres offers complete privacy, with ample trees, landscaped yard, a fire pit area, and a dug out. The outbuildings include, a 33' X 60' Quonset (1/2 is heated with concrete floor, and 1/2 is not heated (cold storage, and is gravel), An oversized attached garage, with extra parking and storage, as well as an incredible 4 year old outbuilding that could serve several purposes This property will not last long!