

**734009 RR65**  
**Sexsmith, Alberta**

**MLS # A2151503**



## \$455,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile		
<b>Size:</b>	1,625 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	10.82 Acres		
<b>Lot Feat:</b>	Corner Lot, Lawn, Garden, Landscaped, Many Trees, Pasture, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** 2 Animal Shelters, Garden Shed, Storage Shed, 20x30 Coverall Shop

**SELLER IS MOTIVATED!!!** This is a perfect acreage for the horse person or for a truck driver! Lots of pasture/hay for a couple of horses plus an enlarged driveway and a huge, graveled area to turn your big rig around &ndash; The best of both worlds! Included with the 10.82 acres is a 20x30 shop with a wood floor and 220 power installed, a yard light, 2 horse shelters, storage sheds, huge garden spot and hundreds of trees planted in the last couple of years. The artesian well could be run 24/7 and never run out of water so no worries there. A covered deck protects the entrance to the home and is a great place to enjoy your little kingdom and watch the sunsets. Inside you will be impressed with how fresh and clean it is with freshly painted neutral colors and dark trim. The spacious entry with the wood stove has ample room for coats and boots plus extra space. The main area had all the flooring replaced with vinyl plank last year. The kitchen is a cook&rsquo;s dream &ndash; custom built solid wood cabinets with pull out shelving, soft close hardware, pots & pans drawers, and so much storage space plus a large counter area with room to pull a couple of chairs up to for breakfast. All the appliances except for the fridge have been replaced within the last 2 years. The bathrooms were completely redone with new cabinetry, bathtubs and fixtures. This home has all the hard work done and is ready for you to call it home.