

741004 RR60
Sexsmith, Alberta

MLS # A2217682



\$879,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,915 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Insulated, Oversize		
Lot Size:	7.29 Acres		
Lot Feat:	Brush, Cleared, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn		

Heating:	Central, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, See Remarks
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Wired for Sound		
Inclusions:	Moveable island		

MAJORLY REDUCED!!! If you are looking for a place to run your small business out of, look no further than this acreage located on pavement just a few minutes north of Sexsmith! Zoned CR5, and mechanics is your thing, or woodworking is your thing, the 30 x 40 shop is perfect! It comes with radiant heat, concrete drain, built in shelves and cabinets, and a work bench with power. Large windows make a light-filled place to work. Shop has an 8x10 o/h door and a 12x9 o/h door. Include a lovely 4 bedroom house, barn, greenhouse, and plenty of room for your extras, this acreage is giving you privacy, room to breathe and a place to call your own! From the front entrance you will be surprised by the spaciousness of the home! The kitchen boasts custom built cabinetry with some really unique features, movable island, built in china cabinet with a desk and a great view. Step into the light filled dining room and check out the chandelier. The living room boasts a corner gas fireplace, vaulted ceilings, hardwood flooring and opens to the sunroom. This room is south facing with tons of windows and door to a small deck. Master bedroom is huge with 3 closets and a massive ensuite complete with "soaker tub, "shower and double sinks. A half bath and spacious laundry/mud room with lots of closet and counterspace complete the main floor. Infloor heating plus a wood stove create a cozy space in the basement for your entertainment. 3 large bedrooms plus a spacious bathroom with a "tub plus double sinks and an enormous storage utility room complete the basement. Garage is finished and has 2 o/h doors and hot/cold water. Don't forget the garden boxes, the greenhouse with potting sink, barn and all the space! This property has so many great features – you need to view it to take it all in and discover that it is perfect for your family

or for your retirement!