

**742021 Range Road 54  
Sexsmith, Alberta**

**MLS # A2226856**



**\$690,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,660 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Gravel Driveway, RV Access/Parking		
<b>Lot Size:</b>	15.91 Acres		
<b>Lot Feat:</b>	Close to Clubhouse, Creek/River/Stream/Pond, Front Yard, Pasture, Private, S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	16-74-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** ALL NEW APPLIACES - Fridge, Stove, Dishwasher, Washer & Dryer & Flower Pots

Gorgeous 3,660 square foot home on 15.91 acres. Neighbouring Spruce Meadows Golf Course!! Scenic, private and 1/2 mile from pavement! This fabulous, two storey home has had a complete make-over inside and out!! Featuring 4 bedrooms with the Primary on the main floor. It has an adjoining room that could be a nursery, a den or a sitting room. Also features a large ensuite and a walk-in closet. All the closets are large and have lights in them. There is a 3 piece bathroom on the main and a laundry room / butlers pantry with tons of cabinets and counter tops. There are two parts to the kitchen; one with the appliances and another area with a sink that can be accessed from the backyard. Perfect for cleaning garden vegetables or canning season. Both areas have tons of beautiful cabinets and lots of counter top! There is a spacious breakfast nook overlooking the yard, as well as a large dining room. The living room has lots of large windows and leads to the deck through patio doors. There are two gorgeous stairways accessing the second level, one from the living room and one from the front entry foyer. This was done to ensure safety incase of a fire (excellent plan)! There are 3 bedrooms on the second level a 5 piece bathroom, a makeup room off the bathroom, a sweet playroom (or storage) with a light and a barn door, a huge family room or loft area and access to a small deck. Everything pretty much is new in this home!! Interior - Flooring, paint, trim, light fixtures, fans, cupboard, toilets sinks, tubs, tile work, stainless steel appliances in kitchen, new washer & dryer, new hot water tank and pressure tank, new stairs, some doors and window, patio doors, & wiring updates to code. Exterior - Repaired siding, new shingles, new decks, new stairs, new plug covers, seeded yard where needed, painted out buildings and some roof repairs, tons of gravel hauled in for

road, yard and out buildings. One large cold storage shop. One large barn that can house pigs, sheep or goats. It has a concrete floor and many smaller pens. Tarp quonset attached to a work shop. A couple or older work shops. One had been a paint booth. Dugout. Seasonal creek. Pasture. This HUGE acreage is sure to please and is in such a great community!! An absolute must to view!!!!