

50015 Township Road 733A
Sexsmith, Alberta

MLS # A2240139



\$659,900

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	24-73-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	None	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub		
Inclusions:	N/A		

Very well looked after Acreage zoned CR5 located just outside of Sexsmith offering 12+ acres, a fully updated 20" wide modular home & 36' x 48' fully finished & heated Shop (220 power). There are also 4 sheds for toys, gardening, storage & a cute greenhouse. The inside decore is modern and fully updated. There is a family room with a wood stove, 2 bedrooms & 4 pc. bathroom at one end of the home. The Kitchen, Dining area, & living room is all open & makes up the middle area of this home with the master suite (bedroom, walk in closet & 4 pc bathroom) at the other end. This home shows extremely well with all the updates: new vinyl plank flooring, completely repainted, almost all light fixtures changed with ceiling fans added, all new baseboards, Shingles redone 2024, all appliances replaced with Stainless Steel. The Shop offers excellent space with solid concrete floor, mezzanine, overhead heat but also plumbed for in floor heat if desired; and powered overhead shop door that is 14'x16'. The yard is well landscaped with lots of mature trees growing, flower beds & wonderful fenced garden area. This acreage has a lot of the land over a slope that would make great pasture land for animals. The acreage borders a ducks unlimited reserve. There is a good well, septic tank sewer system, natural gas and power. This is a turn key acreage for a lucky buyer!!