

**2, 743031 Range Road 51
Sexsmith, Alberta**

MLS # A2154550



\$519,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Double Wide Mobile Home		
Size:	2,720 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	2.99 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	24-74-5-W6
Exterior:	Mixed, Wood Frame	Zoning:	CR-5
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, See Remarks		

Inclusions: Mini fridge, 2 tv wall mounts, Workshop, Coop, Garden Shed, Swing set, Dog run (cable run)

Need more space? This beautiful Webster acreage has plenty of room for the entire family. Situated on 2.99 acres this bright and open home is wonderfully set up with two spacious living areas, a large kitchen featuring an island with eating bar and a dining area large enough for a family sized dinner table. In addition to the primary suite, which features a beautiful ensuite, there are 3 more good sized bedrooms, and a flex room/walkway area currently set up as an office and storage area. Outside the yard is beautifully developed with lots of open lawn surrounded by trees, there is also a great workshop/shed with power and wood heat, a chicken coop with enclosed run, a beautiful garden area and a wooded area with mowed trails leading to a great sheltered and private firepit area. With a CR-5 zoning you can have a few animals, build a shop and possibly run your business right from home. Located just 1 km off pavement, 12 minutes from Sexsmith and 22 minutes from Grande Prairie. For more information or to arrange your own private viewing call your favorite Real Estate Professional today!