

**742038 Range Road 54
Sexsmith, Alberta**
MLS # A2162727


\$679,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,030 sq.ft.	Age:	1944 (80 yrs old)
Beds:	4	Baths:	2
Garage:	Quad or More Detached		
Lot Size:	9.98 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Gentle Sloping, No Ne		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	17-74-5-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Natural Woodwork, Vinyl Windows		

Inclusions: N/A

Discover a rare gem just steps from the Spruce Meadows Golf Club! This stunning acreage offers 9.98 lush, tranquil acres of land, perfect for both relaxation and recreation. The beautifully renovated home features 4 spacious bedrooms, 2 modern bathrooms, and a versatile den/office, catering to all your family's needs. Enjoy the luxury of not one, but two generous living rooms, providing ample space for family gatherings and entertaining. The home also boasts two charming decks, perfect for savoring morning coffee or evening sunsets while taking in the serene surroundings. Recent updates include a newer roof, along with a newer hot water tank and furnace, ensuring peace of mind and comfort for years to come. The kitchen has been completely remodeled with modern finishes, and the property features new plumbing, electrical systems, windows, and siding. Outside, you'll find a substantial 48 x 30 shop equipped with radon heat, ideal for hobbies, work or additional storage. Conveniently located just off Highway 2, this property seamlessly blends country charm with modern convenience, offering an idyllic retreat with easy access to nearby amenities and golf course enjoyment.