

**24, 744033 54 Range
Sexsmith, Alberta**

MLS # A2142030



\$599,900

Division:	Sexsmith		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,693 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	3.26 Acres		
Lot Feat:	Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR-4
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Don't miss this wonderful, versatile acreage, only 20 minutes from Grande Prairie. (The golf enthusiast will love the short drive to the Spruce Meadows Golf Club). Priced for a quick sale. This property was professionally appraised two years ago for \$670,000.00 This spacious bungalow boasts 1626 sq/ft of living area up, as well as a full, finished basement. The main level of this home offers a large kitchen (with newer fridge), 2 dining areas, as well as 3 bedrooms and 3 bathrooms. The washer and dryer in the laundry room are newer as well. The whole upstairs boasts newer vinyl plank flooring. Large windows and a spacious deck, invite you to the huge, tranquil back yard. The basement is completed and offers an oversized family area, bonus room, and space for a studio or workshop. And a complete water treatment system. The lot is 3.26 acres offers complete privacy, with ample trees, landscaped yard, a fire pit area, and a dug out. The outbuildings include, a 33' X 60' Quonset (1/2 is heated with concrete floor, and 1/2 is not heated (cold storage, and is gravel), An oversized attached garage, with extra parking and storage, as well as an incredible 4 year old outbuilding that could serve several purposes This property will not last long!