

**2, 733070 50A Range
Sexsmith, Alberta**

MLS # A2203775



\$499,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,520 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	3.60 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Garden, Landscaped, Lawn, No F		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	CR5
Foundation:	Piling(s)	Utilities:	Propane
Features:	Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Blinds, Chicken Coop, Greenhouse, Shed, Swing Set, Animal Shelter(s), Dog Run

Escape to the peace and privacy of country living with this stunning 4-bedroom, 2-bathroom home situated on 3.60 beautifully maintained acres just east of Sexsmith. Offering 1,520 sq. ft. of bright, open living space, this immaculate property is move-in ready and packed with modern comforts and thoughtful upgrades. Open concept boasted between the kitchen, dining and living room. Living room has massive front window allowing natural light in all day long. Kitchen hosts adequate cabinet + counter space and must have kitchen island. Dining is large and in charge allowing dining table of any shape or size, with a door to your back yard + deck great for BBQing season. Master bedroom has walk in closet full en-suite that is complimented be luxurious jet tub. At the other end of your beautiful home is three good sized bedrooms, and full bathroom. Heading outside to your own outdoor oasis you will find 50x50 garden with green house, chicken coop, three pasture/paddocks with shed/animal shelters. 80 trees have been planted, as well there is raspberry bushes and two apple trees. 24x24 detached heated garage fully insulated and concrete floor, with attached 12x24 lien to works wonders for added storage. Low maintenance metal roof on both garage and home, it will last a life time. Icing on the cake with this acreage is it is ZONED CR-5 and has a strong Well! Book your viewing today as this acreage will be sure to check all the boxes.