\$910,000 - 731006 Range Road 51, Sexsmith

MLS® #A2215526

\$910,000

4 Bedroom, 4.00 Bathroom, 2,956 sqft Residential on 10.70 Acres

NONE, Sexsmith, Alberta

Price Just Reduced! Only 16 minutes northeast of Grande Prairie, this beautifully maintained 10.7-acre property offers timeless country charm with Victorian-inspired character throughout. Built in 2001, the ranch-style bungalow was thoughtfully designed with wheelchair accessibility and features bright, open living spaces highlighted by oak trim, wainscoting, and elegant French doors. The spacious floor plan includes a private primary suite with walk-in closet and ensuite, three additional large bedrooms, three more bathrooms, a formal dining room, a grand living room with a double-sided fireplace, a cozy family room, and a well-appointed kitchen with dinette. A heated double attached garage with its own bathroom, a large mudroom, unfinished sunroom, and expansive deck add to the home's functionality. Recent updates include new carpet in the bedrooms, shingles replaced in 2021, and a new boiler installed just three years ago. Hardwood and lino flooring, large windows, and a bright laundry room with built-in cabinetry complete the interior. Outside, the acreage is fully equipped for country living with a 30x40 heated shop, 40x60 quonset, 20x40 barn, multiple outbuildings, fenced and cross-fenced pastures, corrals, and a loafing shed. The landscaped yard offers mature trees, two large garden spots, and a yard light. Lovingly cared for and thoughtfully set up for a farming lifestyle, this property is ready to welcome its







next owners â€" now available at a reduced price.

Built in 2001

Essential Information

MLS® # A2215526 Price \$910,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,956 Acres 10.70 Year Built 2001

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 731006 Range Road 51

Subdivision NONE

City Sexsmith

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T8X 4P2

Amenities

Parking Spaces 8

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Central Vacuum, French Door, Jetted Tub, Kitchen Island, Laminate

Counters, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s),

Walk-In Closet(s)

Appliances Dishwasher, Refrigerator, Range, Range Hood, Washer/Dryer, Window

Coverings, Water Softener

Heating Boiler Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Double Sided, Family Room, Living Room, Wood Burning

Has Basement Yes

Basement Crawl Space

Exterior

Exterior Features Garden

Lot Description Front Yard, Lawn, Many Trees, Pasture, Square Shaped Lot, Yard

Lights

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Wood

Additional Information

Date Listed April 29th, 2025

Days on Market 186
Zoning CR-5

Listing Details

Listing Office Grassroots Realty Group Ltd.

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