

**740046 Range Road 50**  
**Sexsmith, Alberta**

**MLS # A2197189**



**\$1,200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,725 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Gravel Driveway, Triple Garage Detached		
<b>Lot Size:</b>	160.00 Acres		
<b>Lot Feat:</b>	Farm, Fruit Trees/Shrub(s), Pasture		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	1-74-5-W6
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stone, Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Ceiling Fan(s), Chandelier, Crown Molding, Double Vanity, French Door, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Washer, Dryer, Wood Fireplace		

Don't miss this opportunity to purchase a full 1/4 section with a 1725 sq.ft. modern 5-bedroom home with a fully developed basement, a heritage barn, a metal structured shop, 1/2 mile off pavement, only 7 miles NE of Sexsmith. (Sexsmith School division) The property entrance is graced with impressive decorative metal gates, planters, and lights. On your left is the 100 ft. by 200 ft. outdoor riding arena, a metal fenced circular 50 ft. pen, a garden, and a developed fishpond. On your right as you come in the paved driveway this appealing family home is connected to a 3-car garage by a breezeway, all blending in the gentle sloping landscape. You will notice the large windows allow lots of natural light and a great view. The kitchen area has lots of counter space, cabinets, and a pantry. The adjoining dining area has double patio doors that lead out to the ground level on the north side. There is an adjacent laundry room, a half bath and a north facing man door as well. The large living room has a wood burning fireplace on a standout feature wall. The upper level of the home has a large primary bedroom with a 4-piece ensuite with a jetted tub. There are 2 bedrooms at the opposite end with a 3-piece bathroom next to them. If you enter from the breezeway to the lower level through the decorative door you will appreciate the openness of this level. There is in floor heating (zones to each room), 9 ft. ceilings, a big mudroom/storage area, 2 bedrooms, a bathroom, an open area T.V. room and a large room for recreation. The garage has concrete floors, power, and 3 separate overhead doors with GDOs. The heritage barn is 40' x 60' and has underground power. The well constructed log barn has a new steel roof. The unique upstairs can be accessed from a wide stairwell at the back that leads to a large balcony and entrance to the loft.

There is power upstairs and a large open area where family celebrations can be enjoyed. There is ample room on the lower level to make stalls to meet your needs. Next to the barn is a 50' x 100' metal framed shop. Near the barn is a steel pen with a large lean to with a metal roof. There is a waterer by the barn and a water station can supply pastures. There is an 8ft perimeter Elk fence, cross fenced pasture and 4 paddocks. There is a large sorting pen and a long-sheltered loading alley that leads to an older 25'-70' building where the elk handling system is located. There is a 50-acre cultivated area just north of the house and 75 cultivated acres on the West side of the quarter. The land is arable and has grown good crops of Canola, Barley, Oats and Hay. The fishing pond has an expanded metal walkway leading to a covered dock over the water, previous years it has been stocked with fish. The yard has an abundance of fruit trees, flowers shrubs and other trees around the yard. This property is fully fenced, and every effort has been made to be "horse friendly". This full quarter section awaits a new family so don't hesitate to book a viewing today.