

**745048 Range Road 51**  
**Sexsmith, Alberta**

**MLS # A2202682**



**\$690,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,114 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Mound Septic, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	35-74-5-W6
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, High S
<b>Features:</b>	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home		

**Inclusions:** Appliances in houses (fridge, stove, dishwasher, washer/dryer, water softener), murphy bed in first bedroom. Green house.

Lovely home on 10 acre lot zoned CR5 located under 10 minutes north of Sexsmith, and 1/2 mile from crown land. Well maintained home has newer shingles and vinyl siding and hot water tank replaced in 2018, new furnace and well pump in 2019. The property is completely surrounded by trees and provides a tranquil oasis with a creek running through it. The property has a long private, asphalt driveway and parking area. There is a haskap and raspberry patch, garden with garlic planted for spring, and apple trees planted along the driveway. Inside you will find tile and maple hardwood floors welcoming you into a well lit, open concept main living area and kitchen with vaulted ceilings. Cozy up by the wood stove in the main living area. The kitchen features solid wood cabinets with soft close doors and drawers. Stainless steel appliances, and a gas stove. Patio doors from your dining room also open up onto a large partially covered deck with plenty of room for entertaining. The upstairs features a office space and a music room with a gas fireplace. Downstairs you will find 4 bedrooms. Master bedroom in the basement features a walk in closet and a ensuite bathroom with a double vanity, 7' walk in shower, soaker tub and electric heated floors. There are two heated detached garages one is 24x40 with a 8' and 12' OHD's, the other is currently used for storage.