

\$679,900 - 742038 Range Road 54, Sexsmith

MLS® #A2220639

\$679,900

4 Bedroom, 2.00 Bathroom, 2,030 sqft

Residential on 9.98 Acres

NONE, Sexsmith, Alberta

Discover a rare gem just steps from the Spruce Meadows Golf Club! This stunning acreage offers 9.98 lush, tranquil acres of land, perfect for both relaxation and recreation. The beautifully renovated home features 4 spacious bedrooms, 2 modern bathrooms, and a versatile den/office, catering to all your family's needs. Enjoy the luxury of not one, but two generous living rooms, providing ample space for family gatherings and entertaining. The home also boasts two charming decks, perfect for savoring morning coffee or evening sunsets while taking in the serene surroundings. Recent updates include a newer roof, along with a newer hot water tank and furnace, ensuring peace of mind and comfort for years to come. The kitchen has been completely remodeled with modern finishes, and the property features new plumbing, electrical systems, windows, and siding. Outside, you'll find a substantial 48 x 30 shop equipped with radon heat, ideal for hobbies, work or additional storage. Conveniently located just off Highway 2, this property seamlessly blends country charm with modern convenience, offering an idyllic retreat with easy access to nearby amenities and golf course enjoyment.

Built in 1944

Essential Information

MLS® #

A2220639



Price	\$679,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,030
Acres	9.98
Year Built	1944
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	742038 Range Road 54
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Parking Spaces	20
Parking	Quad or More Detached

Interior

Interior Features	Kitchen Island, Natural Woodwork, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Treed, Farm, Native Plants, Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 13th, 2025
Zoning CR-5

Listing Details

Listing Office Grassroots Realty Group Ltd.

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