

# \$589,900 - 44050 Twp 742, Sexsmith

MLS® #A2197197

**\$589,900**

4 Bedroom, 3.00 Bathroom, 1,528 sqft  
Residential on 13.66 Acres

NONE, Sexsmith, Alberta

Nestled in a serene country setting near Spruce Meadows Golf Course, this beautiful acreage offers the perfect blend of convenience and rural charm. The property features a dugout that regularly welcomes ducks and geese with their babies, adding to the peaceful atmosphere. Located just 5 minutes from Crown land, 10 minutes from Teepee Creek, the Rodeo Grounds & Tire Pro Events Center, and 12 minutes from Sexsmith, this property provides easy access to outdoor recreation and local amenities. The fully fenced and cross-fenced land is ideal for livestock, while the outdoor riding arena caters to equestrian enthusiasts. The home, built in 2011, boasts a thoughtful layout with a walk-through pantry, mudroom, and a convenient half-bath with a washer/dryer. Enjoy cozy nights with a wood burning fireplace in your open concept living room. The wrap around kitchen features an island plus has ample cupboards for storage. The wood cabinets pair perfectly with white appliances. Recent upgrades include a new stove and dishwasher (2022). This shares a dining area with access to the back deck. Completing the main floor is your primary bedroom with a 4pc ensuite, two more bedrooms and a full bathroom. The partially developed basement includes one bedroom complete with space to finish an open living space or add another bedroom. Added bonus is a massive storage/utility area. Enjoy the huge covered fire pit area tucked among the trees, two



garden spaces, abundant wild Saskatoon and raspberry bushes, a chicken coop with a run, and a dog kennel. A sea can is also included for additional storage. Just 30 minutes from Grande Prairie's north end, this property offers the perfect country lifestyle with modern comforts! Book your showing today!

Built in 2011

### Essential Information

MLS® #	A2197197
Price	\$589,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,528
Acres	13.66
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	44050 Twp 742
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

### Amenities

Parking	None
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### Interior

Interior Features	Pantry, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Microwave, Stove(s)

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 6th, 2025
Days on Market	46
Zoning	CR-5

## Listing Details

Listing Office	RE/MAX Grande Prairie
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