

\$950,000 - 731006 Range Road 51, Sexsmith

MLS® #A2215526

\$950,000

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	\$950,000
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	Bungalow, Acreage with Residence
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, See Remarks

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	163
Zoning	CR-5

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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