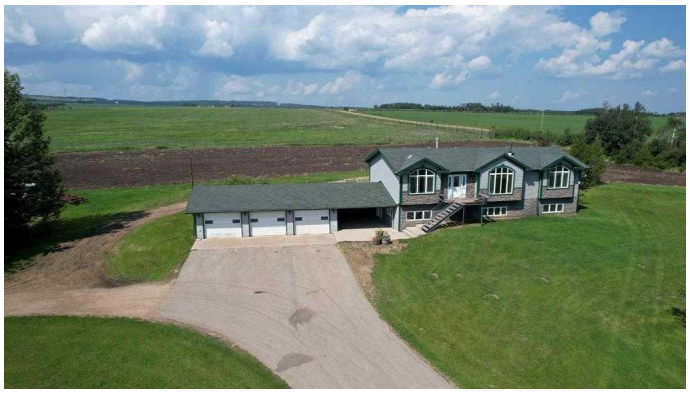
$750,000 - 740046 Range Road 50, Sexsmith

MLS® #A2241989

$750,000
5 Bedroom, 4.00 Bathroom, 1,725 sqft
Residential on 13.28 Acres



NONE, Sexsmith, Alberta

An opportunity to purchase 13.28+/- Acres with a 1725 sqft modern 5-bedroom home with a fully developed basement, a heritage barn, a metal structured shop, Â½ 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 40â€™ x 60â€™ 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 50â€™ x 100â€™ 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 25â€™- 70â€™ building where the elk handling system is located. . 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 â€œhorse friendlyâ€•. This home awaits a new family so donâ€™t hesitate to book a viewing today.

Built in 2008

Essential Information

MLS® #	A2241989
Price	$750,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,725
Acres	13.28

Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	740046 Range Road 50
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Utilities	Electricity Connected, Heating Paid For, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Gravel Driveway, Triple Garage Detached
# of Garages	3

Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Ceiling Fan(s), Chandelier, Crown Molding, Double Vanity, French Door, Laminate Counters, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Dryer, Stove(s), Washer
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Barbecue, Dock
Lot Description	Fruit Trees/Shrub(s), Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding, ICFs (Insulated Concrete Forms), Stone

Foundation	ICF Block

Additional Information

Date Listed	July 21st, 2025
Days on Market	78
Zoning	AG

Listing Details

Listing Office	All Peace Realty Ltd.

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