

\$1,070,000 - 731006 Range Road 51, Sexsmith

MLS® #A2215526

\$1,070,000

4 Bedroom, 4.00 Bathroom, 2,956 sqft

Residential on 10.70 Acres

NONE, Sexsmith, Alberta

Just 16 minutes Northeast of Grande Prairie, this stunning 10.7-acre property offers the perfect country charm.

Built in 2001, the spacious ranch-style bungalow greets you with a welcoming front foyer that opens into bright, open living spaces highlighted by oak trim, wainscoting, and elegant French doors. Designed with wheelchair accessibility in mind, the home is built on a crawl space with no basement.

The primary bedroom serves as a private retreat with a walk-in closet and four-piece ensuite. Three additional large bedrooms, another full bathroom, and a convenient third bathroom near the kitchen provide plenty of space for family or guests. A fourth bathroom is located in the heated double attached garage.

Perfect for everyday living and entertaining, this home features 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 large mudroom, unfinished sunroom, and expansive deck offer extra functionality and beautiful views of the landscaped yard.

Recent updates include new carpet in the bedrooms, fresh shingles (2021), and a new boiler installed just three years ago. Large windows fill the home with natural light, while



hardwood and lino flooring flow seamlessly throughout the main living areas. A spacious laundry room with sink and built-in cabinetry adds practical convenience.

Outside, the property is fully set up for country living. A 30x40 heated shop, 40x60 quonset, 20x40 barn, and multiple outbuildings provide exceptional storage and workspace. The land is fenced and cross-fenced with corrals and a loafing shed, making it livestock-ready. Mature trees, two large garden spots, and a yard light complete the picture.

Lovingly maintained and thoughtfully designed for a farming lifestyle, this acreage offers the peace of the country with quick access to city amenities. Whether you’re dreaming of a family homestead, hobby farm, or working acreage – this property makes it possible.

Built in 2001

Essential Information

MLS® #	A2215526
Price	\$1,070,000
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	Acreage with Residence, Bungalow
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	French Door, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Central Vacuum
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Range, Water Softener
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Living Room, Wood Burning, Double Sided
Has Basement	Yes
Basement	Crawl Space, See Remarks

Exterior

Exterior Features	Garden
Lot Description	Front Yard, Lawn, Many Trees, Square Shaped Lot, Pasture, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	April 29th, 2025
Days on Market	140
Zoning	CR-5

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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