# \$559,000 - 24, 744033 54 Range N, Sexsmith

MLS® #A2230415

# \$559,000

3 Bedroom, 3.00 Bathroom, 1,693 sqft Residential on 3.26 Acres

NONE, Sexsmith, Alberta

Great New Price! Reduced \$15,000! Don't miss this wonderful, versatile acreage! Only 20 minutes from Grande Prairie, with pavement to the driveway. (The golf enthusiast will love the short drive to the Spruce Meadows Golf Club). Located in the JD Willis Estates sub division, this home is priced for a quick sale. The property was professionally appraised two years ago for \$670.000.00

This spacious bungalow boasts 1626 sq/ft of living area up, as well as a full, finished basement.

The main level of this home offers a large kitchen (with newer fridge), 2 dining areas, as well as 3 bedrooms and 3 bathrooms. The washer and dryer in the laundry room are newer as well. The whole upstairs boasts newer vinyl plank flooring. Large windows and a spacious deck, invite you to the huge, tranquil back yard.

The basement is completed and offers an oversized family area, bonus room, and space for a studio or workshop. And a complete water treatment system.

The lot is 3.26 acres offers complete privacy, with ample trees, landscaped yard, a fire pit area, and a dug out. The outbuildings include, a 33' X 60― Quonset (1/2 is heated with concrete floor, and ½ is not heated (cold storage, and is gravel), An oversized attached garage, with extra parking and storage, as well as an incredible 4 year old outbuilding that could serve several purposes
This property will not last long!







### **Essential Information**

MLS® # A2230415 Price \$559,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,693 Acres 3.26 Year Built 1980

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

# **Community Information**

Address 24, 744033 54 Range N

Subdivision NONE

City Sexsmith

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T0H 0C0

#### **Amenities**

Parking Double Garage Attached, Additional Parking

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Treed

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Wood

# **Additional Information**

Date Listed June 12th, 2025

Days on Market 74

Zoning CR-4

# **Listing Details**

Listing Office Real Broker

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