

# \$879,500 - 741004 Rr60, Sexsmith

MLS® #A2217682

**\$879,500**

4 Bedroom, 3.00 Bathroom, 1,915 sqft

Residential on 7.29 Acres

NONE, Sexsmith, Alberta

MAJORLY REDUCED!!! If you are looking for a place to run your small business out of, look no further than this acreage located on pavement just a few minutes north of Sexsmith! Zoned CR5, and mechanics is your thing, or woodworking is your thing, the 30 x 40 shop is perfect! It comes with radiant heat, concrete drain, built in shelves and cabinets, and a work bench with power. Large windows make a light-filled place to work. Shop has an 8x10 o/h door and a 12x9 o/h door. Include a lovely 4 bedroom house, barn, greenhouse, and plenty of room for your extras, this acreage is giving you privacy, room to breathe and a place to call your own! From the front entrance you will be surprised by the spaciousness of the home! The kitchen boasts custom built cabinetry with some really unique features, movable island, built in china cabinet with a desk and a great view. Step into the light filled dining room and check out the chandelier. The living room boasts a corner gas fireplace, vaulted ceilings, hardwood flooring and opens to the sunroom. This room is south facing with tons of windows and door to a small deck. Master bedroom is huge with 3 closets and a massive ensuite complete with 6â€™™ soaker tub, 4â€™™ shower and double sinks. A half bath and spacious laundry/mud room with lots of closet and counterspace complete the main floor. Infloor heating plus a wood stove create a cozy space in the basement for your entertainment. 3 large bedrooms plus a spacious bathroom with a



6â€™™ tub plus double sinks and an enormous storage utility room complete the basement. Garage is finished and has 2 o/h doors and hot/cold water. Donâ€™™t forget the garden boxes, the greenhouse with potting sink, barn and all the space! This property has so many great features â€“ you need to view it to take it all in and discover that it is perfect for your family or for your retirement!

Built in 1999

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2217682                         |
| Price          | \$879,500                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,915                            |
| Acres          | 7.29                             |
| Year Built     | 1999                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 741004 Rr60                     |
| Subdivision | NONE                            |
| City        | Sexsmith                        |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 3C0                         |

### Amenities

|           |   |
|-----------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, See Remarks   |
| Parking   | Double Garage Attached, Driveway, Garage Faces Front, Insulated, Oversized, RV Access/Parking |

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Wired for Sound

Appliances Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings

Heating Central, In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Gas, Living Room, Wood Burning Stove

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Balcony, Garden, Rain Gutters, Storage

Lot Description Cleared, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Native Plants, Private, Secluded, Brush

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 2nd, 2025

Days on Market 17

Zoning CR5

## Listing Details

Listing Office Nilsson-Gundersen Realty Inc.

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