

**2, 743031 Range Road 51  
Sexsmith, Alberta**

**MLS # A2154550**



**\$519,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Double Wide Mobile Home		
<b>Size:</b>	2,720 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Front Yard, Garden, Landscaped, Many Trees		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Mixed, Wood Frame

**Foundation:** Piling(s)

**Features:** Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** 24-74-5-W6

**Zoning:** CR-5

**Utilities:** -

**Inclusions:** Mini fridge, 2 tv wall mounts, Workshop, Coop, Garden Shed, Swing set, Dog run (cable run)

Need more space? This beautiful Webster acreage has plenty of room for the entire family. Situated on 2.99 acres this bright and open home is wonderfully set up with two spacious living areas, a large kitchen featuring an island with eating bar and a dining area large enough for a family sized dinner table. In addition to the primary suite, which features a beautiful ensuite, there are 3 more good sized bedrooms, and a flex room/walkway area currently set up as an office and storage area. Outside the yard is beautifully developed with lots of open lawn surrounded by trees, there is also a great workshop/shed with power and wood heat, a chicken coop with enclosed run, a beautiful garden area and a wooded area with mowed trails leading to a great sheltered and private firepit area. With a CR-5 zoning you can have a few animals, build a shop and possibly run your business right from home. Located just 1 km off pavement, 12 minutes from Sexsmith and 22 minutes from Grande Prairie. For more information or to arrange your own private viewing call your favorite Real Estate Professional today!