

**24, 744033 54 Range N
Sexsmith, Alberta**

MLS # A2230415



\$574,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,693 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached		
Lot Size:	3.26 Acres		
Lot Feat:	Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR-4
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: n/A

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 1/2 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!