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740040 RGE RD 61  
Sexsmith, Alberta

MLS # GP215199



**\$430,000**

<b>Division:</b>	Sexsmith		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,350 sq.ft.	<b>Age:</b>	2009 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Detached Garage, Gravel Driveway		
<b>Lot Size:</b>	10.66 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Landscaped		

<b>Heating:</b>	Propane	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	2-74-6-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR5
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Cable, Electricity, Phone
<b>Features:</b>	-		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, 2x Sheds

Custom bungalow style home sitting on 10.66 acres surrounded by trees and privacy. Bright and open with plenty of space for family and/or entertaining. The bright kitchen with eat up island faces into the large living room where you can cozy up to the wood burning fireplace. Complete the inside with three bedrooms, two full bathrooms and a utility/laundry room with newer boiler. Outside you will find a double detached garage/shop as well as some outbuilding sheds and nicely landscaped grass yard around the home. More than enough room to park all your toys and vehicles. The perfect mix of open land to enjoy the outside with a border of trees to protect you from wind and weather. With a short walk through the trees you'll also come to a partially fenced open field at the other end if your looking for bare land space. Great location for outdoor activities and trail riding. Newer 4 tank septic field system. This beautiful property is conveniently located just 5 minutes North of Sexsmith.