

# \$574,500 - 24, 744033 54 Range N, Sexsmith

MLS® #A2230415

## \$574,500

3 Bedroom, 3.00 Bathroom, 1,693 sqft

Residential on 3.26 Acres

NONE, Sexsmith, Alberta

Great New Price! Reduced \$15,000! Donâ€™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

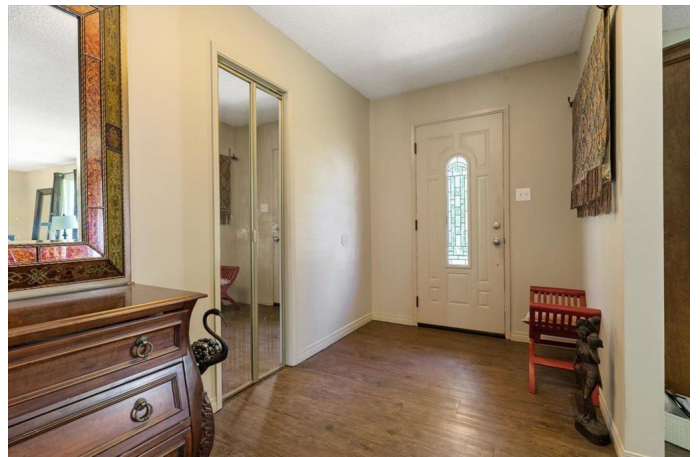
This spacious bungalow boasts 1626 sq/ft of living area up, as well as a full, finished basement.

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!



Built in 1980

### Essential Information

MLS® #	A2230415
Price	\$574,500
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	Acreage with Residence, Bungalow
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	Additional Parking, Double Garage Attached
# 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
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Lot Description	Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	30
Zoning	CR-4

### **Listing Details**

Listing Office	Real Broker
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