

**745008 Range Road 54**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2203050**



**\$965,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,504 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	14.90 Acres		
<b>Lot Feat:</b>	Farm, Garden, Landscaped, Lawn, No Neighbours Behind, Pasture, See Rem		

**Heating:** High Efficiency, In Floor, Forced Air, See Remarks

**Water:** Well

**Floors:** Ceramic Tile, Linoleum

**Sewer:** Other

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** See Remarks

**Zoning:** AG

**Foundation:** ICF Block

**Utilities:** Natural Gas Connected

**Features:** See Remarks

**Inclusions:** fridge, stove, dishwasher, washer, dryer, blinds, curtain rods,

14.9 Acre acreage located just North of Sexsmith near crown land!! This acreage checks every box that your dream home should have! The home is just over 2500 square feet. The main level offers an office, 2 additional bedrooms, a full bathroom and a back entry laundry room. Plus it has VERY spacious living room, dining room and stunning kitchen with ample cabinet space for your country cooking dreams! Above the garage leaves you with an additional 800 sqf of over functional space including a bonus room/living room, an additional office/nursery and a beautiful master suite with a walk-in closet and en-suite. The basement offers 3 bedrooms, a full bathroom, a rec room, a TV room, a cold room, a wood stove complimented by an ICF foundation and in-floor heating! This well built home is defined by quality and has some great touches including triple pane windows, high end flooring, Air conditioning (on the upper level) and overall is a very well taken care of home. Outside leaves you with a beautiful 15- acre parcel, zoned AG with an insulated 20x30' barn, finished 36'x54' shop with a 14'x14' door with in floor heating and overhead heating. A lot of the land is fenced with corrals and designed for the farm life. It is mostly pavement to your property and you are located close to crown land. Turn the key, move in and enjoy!!