

# \$1,200,000 - 741004 Rr60, Sexsmith

MLS® #A2217682

**\$1,200,000**

4 Bedroom, 3.00 Bathroom, 1,915 sqft

Residential on 7.29 Acres

NONE, Sexsmith, Alberta

Located on pavement just a few minutes north of Sexsmith, with a lovely 4 bedroom house, huge shop, barn, greenhouse, and plenty of room for your extras, this acreage is giving you privacy, room to breathe and a place to call your own! From the front entrance you will be surprised by the spaciousness of the home! The kitchen boasts custom built cabinetry with some really unique features, movable island, built in china cabinet with a desk and a great view. Step into the light filled dining room and check out the chandelier. The living room boasts a corner gas fireplace, vaulted ceilings, hardwood flooring and opens to the sunroom. This room is south facing with tons of windows and door to a small deck. Master bedroom is huge with 3 closets and a massive ensuite complete with 6â€™™ soaker tub, 4â€™™ shower and double sinks. A half bath and spacious laundry/mud room with lots of closet and counterspace complete the main floor. Infloor heating plus a wood stove create a cozy space in the basement for your entertainment. 3 large bedrooms plus a spacious bathroom with a 6â€™™ tub plus double sinks and an enormous storage utility room complete the basement. Garage is finished and has 2 o/h doors and hot/cold water. The shop comes with radiant heat, concrete drain, built in shelves and cabinets, and a work bench with power. Large windows make a light-filled place to work. Shop has a 8x10 o/h door and a 12x9 o/h door. Donâ€™™t forget the garden boxes, the greenhouse with potting sink, barn and all



the space! This property has so many great features – you need to view it to take it all in and discover that it is perfect for your family or for your retirement!

Built in 1997

### Essential Information

MLS® #	A2217682
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,915
Acres	7.29
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	741004 Rr60
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, See Remarks, Sewer Connected, Water Connected
Parking	Double Garage Attached, Driveway, Garage Faces Front, Insulated, Oversized, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Laminate
-------------------	--

	Counters, Natural Woodwork, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Wired for Sound
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings
Heating	Central, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Rain Gutters, Storage
Lot Description	Brush, Cleared, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Native Plants, Private, Secluded
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	8
Zoning	CR5

## Listing Details

Listing Office	Nilsson-Gundersen Realty Inc.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.