

# \$659,900 - 50015 Township Road 733a, Sexsmith

MLS® #A2240139

**\$659,900**

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 12.43 Acres

NONE, Sexsmith, Alberta

Very well looked after Acreage zoned CR5 located just outside of Sexsmith offering 12+ acres, a fully updated 20" wide modular home & 36' x 48' fully finished & heated Shop (220 power). There are also 4 sheds for toys, gardening, storage & a cute greenhouse. The inside decore is modern and fully updated. There is a family room with a wood stove, 2 bedrooms & 4 pc. bathroom at one end of the home. The Kitchen, Dining area, & living room is all open & makes up the middle area of this home with the master suite (bedroom, walk in closet & 4 pc bathroom) at the other end. This home shows extremely well with all the updates: new vinyl plank flooring, completely repainted, almost all light fixtures changed with ceiling fans added, all new baseboards, Shingles redone 2024, all appliances replaced with Stainless Steel. The Shop offers excellent space with solid concrete floor, mezzanine, overhead heat but also plumbed for in floor heat if desired; and powered overhead shop door that is 14'x16'. The yard is well landscaped with lots of mature trees growing, flower beds & wonderful fenced garden area. This acreage has a lot of the land over a slope that would make great pasture land for animals. The acreage borders a ducks unlimited reserve. There is a good well, septic tank sewer system, natural gas and power. This is a turn key acreage for a lucky buyer!!

Built in 2008



## Essential Information

MLS® #	A2240139
Price	\$659,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	12.43
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

## Community Information

Address	50015 Township Road 733a
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Gravel Driveway, Heated Garage, Secured, Gated, Triple Garage Detached, Workshop in Garage
# of Garages	8

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Jetted Tub
Appliances	Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning Stove
Basement	None

**Exterior**

Exterior Features	Fire Pit, Garden
Lot Description	Garden, Landscaped, Pasture, Sloped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	None

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	10
Zoning	CR-5

**Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
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