

\$899,900 - 63063 Township Road 744, Sexsmith

MLS® #A2240577

\$899,900

3 Bedroom, 3.00 Bathroom, 2,364 sqft
Residential on 2.50 Acres

NONE, Sexsmith, Alberta

This immaculate 2.5 acre property just north of Sexsmith offers the perfect blend of quiet elegance, thoughtful design, and country comfort.. The spacious 2,364 sqft bungalow features soaring ceilings, an open-concept layout, and inviting living spaces that are ideal for both relaxing and entertaining.

The main floor boasts a bright and airy living room with a cozy fireplace, a large dining area framed by big windows, and a well-appointed kitchen complete with stainless steel appliances—including a gas stove and pot filler—ample cupboard and counter space, and a generous pantry. You'll also find your master bedroom with access out onto the covered deck, as well as a very impressive ensuite and walk-in closet. There are also 2 more bedrooms, full bathroom, a large office (or 4th bedroom), main-floor laundry and conveniently located half bath. The walkout basement includes in-floor heat and is framed, partially wired, and has a rough-in for a 3-piece bath. It's ready for your finishing touches, with space for two bedrooms, a fitness room, full bath, storage, a utility room, and two large open family/living areas.

Outside, the property continues to impress with a beautifully finished 3-car garage (with in-floor heat and epoxy floor + floor drains), fully landscaped yard with huge mature trees, and a 28'x40' shop with an attached 3-bay lean-to. Additional features include a



large shed, bus stop house, outdoor cold room for garden vegetables, covered front and back decks with prairie views, and a treed fire pit area. For your convenience, there is an irrigation system with its own well with 56 sprinkler heads, 4-stage septic system, and countless thoughtful additions throughout. This property is zoned CR-5 and only a stones throw from endless crown land. Must be seen in person to truly appreciate all it has to offer. A rare find in a peaceful country setting with everything you needâ€”and much much more.

Built in 2010

Essential Information

MLS® #	A2240577
Price	\$899,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,364
Acres	2.50
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	63063 Township Road 744
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Parking Spaces	10
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Parking	Triple Garage Attached
# of Garages	6

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Landscaped, Lawn, Private, Treed
Roof	Vinyl
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	10
Zoning	CR5

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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