

\$699,900 - 735035 Range Road 51, Sexsmith

MLS® #A2256607

\$699,900

5 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 11.82 Acres

NONE, Sexsmith, Alberta

This 11-acre property is a hobby farm dream, fully set up for various animals and located less than 10 minutes from Sexsmith, just off pavement. It offers the perfect blend of privacy and convenience.

Upon entering, you'll immediately notice the mature trees and beautiful fence lines. The fully developed 1,367 sq. ft. bi-level, built in 2004, features five bedrooms and three full bathrooms. The bright, open main floor includes a large living area and ample space for a family dining table. The primary bedroom with an ensuite, two additional bedrooms, and a full bathroom complete the main level.

The professionally finished basement, updated in 2024, adds a cozy family room with a gas fireplace, two more bedrooms, a full bathroom, an office, and a laundry area. Outside, you'll find two large decks overlooking the land and a fully set-up acreage for animals with cross-fenced pastures, a livestock waterer, a garden shed with a lean-to, a powered tack shed, an insulated chicken coop, and a separate storage yard with its own approach.

Major updates were completed in 2022, including the roof, hot water tank, furnace, AC, iron filter well pump, and flooring. Documentation for all improvements and permits is available. Zoned AG and move-in ready, this acreage truly has everything you could want for country living. Contact your



favorite realtor today!

Built in 2004

Essential Information

MLS® #	A2256607
Price	\$699,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,367
Acres	11.82
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	735035 Range Road 51
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Dog Run Fenced In, Front Yard, Gentle Sloping, Landscaped, No Neighbours Behind, Pasture, Farm
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	2
Zoning	Ag

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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