

65069 Township Road 742  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2244088

\$519,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,213 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	RV Access/Parking		
Lot Size:	4.37 Acres		
Lot Feat:	Back Yard, Lawn, Many Trees, Private, See Remarks, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	7-74-6-W6
Exterior:	Vinyl Siding	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry, Walk-In Closet(s), Wired for Sound		

Inclusions: N/A

Private Acreage Retreat & Perfect for Horse Lovers! Only 15 minutes north of Sexsmith and just 4 minutes off gravel, this beautifully updated acreage offers privacy, space, and functionality. Surrounded by mature trees and fully fenced with cross fencing, it's ideal for horse enthusiasts with a barn, hay shed, two horse shelters, tack shed, storage shed, and a wood shed already in place. Step inside to find a well-maintained home with thoughtful upgrades throughout. The main level features a spacious kitchen with a massive double fridge, corner pantry, and large dining area with patio access&mdash;perfect for entertaining. A half bath is conveniently located off the entry. The master bedroom is generously sized, and the main bathroom boasts a tiled shower. Two more bedrooms complete the main floor. The fully developed basement offers a cozy family room with a wood stove, two additional bedrooms&mdash;one oversized&mdash;and a 3-piece bathroom. Recent updates include new siding, hot water tank, PEX plumbing, windows, shingles, septic field, newer paint and flooring. The home is wired for sound and equipped with RV power hookups. If you're looking for a peaceful rural lifestyle with space for animals and easy access to crown land for recreation, this is it!