



740046 RR 50 Sexsmith Alberta

\$1,300,000

An opportunity to purchase a full 1/4 section with a 1725 sqft modern 5-bedroom home with a fully developed basement, a heritage barn, a metal structured shop, 1/2 mile off pavement, only 7 miles NE of Sexsmith. (Sexsmith School division) The property entrance is graced with impressive decorative metal gates, planters, and lights. On your left is the 100 ft. by 200 ft. outdoor riding arena, a metal fenced circular 50 ft. pen, a garden, and a developed fishpond. On your right as you come in the paved driveway this appealing family home is connected to a 3-car garage by a breezeway, all blending in the gentle sloping landscape. You will notice the large windows allow lots of natural light and a great view. The kitchen area has lots of counter space, cabinets, and a pantry. The adjoining dining area has double patio doors that lead out to the ground level on the north side. There is an adjacent laundry room, a half bath and a north facing man door as well. The large living room has a wood burning fireplace on a standout feature wall. The upper level of the home has a large primary bedroom with a 4-piece ensuite with a jetted tub. There are 2 bedrooms at the opposite end with a 3-piece bathroom next to them. If you enter from the breezeway to the lower level through the decorative door you will appreciate the openness of this level. There is in floor heating (zones to each room), 9 ft. ceilings, a big mudroom/storage area, 2 bedrooms, a bathroom, an open area T.V. room and a large room for recreation. The garage has concrete floors, power, and 3 separate overhead doors with GDOs. The heritage barn is 40' x 60' and has underground power. The well constructed log barn has a new steel roof. The unique upstairs can be accessed from a wide stairwell at the back that leads to a large balcony and entrance to the loft. There is power upstairs and a large open area where fam...

Listing Presented By:



Originally Listed by:
All Peace Realty Ltd.

<http://www.allpeacerealty.com/>



Royal

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Bedroom 11.83 Ft x 12.75 Ft

Bedroom 12.17 Ft x 12.75 Ft

3pc Bathroom 5.25 Ft x 9.00 Ft

Family room 25.75 Ft x 31.00 Ft

Storage 10.83 Ft x 15.00 Ft

Bedroom 10.83 Ft x 15.00 Ft

Primary Bedroom 14.00 Ft x 17.00 Ft

4pc Bathroom 9.67 Ft x 13.00 Ft

Kitchen 12.00 Ft x 13.00 Ft

Dining room 19.00 Ft x 10.33 Ft

Living room 10.00 Ft x 12.00 Ft

2pc Bathroom 3.00 Ft x 6.50 Ft

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Bedroom 11.00 Ft x 14.00 Ft

Laundry room 6.00 Ft x 9.67 Ft

3pc Bathroom 5.17 Ft x 8.75 Ft