

1, 741072 Range Road 51  
Rural Grande Prairie No. 1, County of, Alberta

MLS # A2216021



## \$1,125,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,728 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	10.03 Acres		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	11-74-5-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR-2
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity, Natural Gas, Phone
<b>Features:</b>	Stone Counters		

**Inclusions:** appliances in the suite

THE ULTIMATE HOMESTEADER'S HAVEN – PRIVATE, EXECUTIVE ACREAGE WITH INCOME SUITE & SHOP! Tucked away in the trees north of Sexsmith, this serene and beautifully treed 10.3-acre property is a rare find for those seeking peace, privacy, and the perfect blend of luxury and self-sufficiency. This custom-built Urban Escapes bungalow, with ICF foundation is a stunning combination of high-end finishes and thoughtful, homesteader-friendly features. The main home offers a bright, open-concept layout anchored by a true Chef's Kitchen – quartz countertops, professional-grade appliances, a massive island, and a spacious walk-in pantry. The living room features a dramatic floor-to-ceiling stone wood-burning stove that adds both warmth and charm. Elegant vinyl plank flooring and classic wainscoting flow throughout the main level. The primary suite is a luxurious escape with an oversized custom walk-in closet and a boutique-style ensuite featuring dual sinks, a freestanding soaker tub, and a gorgeous dual-head tiled shower with tempered glass. Upstairs, a 650 sq ft loft-style bonus room includes a newly renovated 3-piece bathroom, offering incredible flexibility for a second primary suite, bedroom, home office, guest area, gym, theatre or studio space. A separate 800 sq ft suite features its own entrance, full kitchen, cozy living area with wood stove, spacious bedroom, full bathroom, and an attached 16' x 30' garage. Currently rented for \$1,500/month, this mortgage helper provides reliable income potential. The main residence also includes a 30' x 30' heated garage. Outside, this property is packed with features designed for homesteading and outdoor enjoyment: 40' x 46' shop – ideal for projects, storage, or small-scale farming Dugout – a great water source for irrigation or

livestock    Large garden and greenhouse &ndash; grow your own produce and plants    Hot tub &ndash; relax and soak under the stars    Massive, partially covered deck &ndash; ideal for entertaining or enjoying the peace of nature    Whether you're looking to embrace a self-sufficient lifestyle, generate rental income, or simply enjoy peaceful country living with all the modern comforts, this one-of-a-kind property has it all.