

**741004 Range Road 60**  
**Rural Grande Prairie No. 1, County of, Alberta**

**MLS # A2235299**



# \$800,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,915 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	7.29 Acres		
<b>Lot Feat:</b>	Many Trees		

<b>Heating:</b>	Central, In Floor, Fireplace(s), Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CR5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** See Remarks

This pristine acreage just north of Sexsmith offers the ideal blend of peaceful country living and small business potential, all conveniently located on pavement. Situated on just over 7 private, treed acres and zoned CR5, this property is perfectly suited for running a home-based business or simply enjoying the extra space. The immaculate 4-bedroom, 2.5-bathroom home is in pristine condition and features a double attached garage, a newly completed roof with shingles replaced just last year, and a cozy 3-season room on the back deck—perfect for relaxing and taking in the serene surroundings. Outside, you’ll find a nicely maintained garden plot, a greenhouse for your gardening ambitions, and even a little barn or chicken coop, adding to the rural charm and functionality. A 30’x40’ detached shop adds incredible value, whether you need storage for equipment, space for projects, or a place to house your toys. This is a rare opportunity to enjoy both lifestyle and versatility in one beautiful rural package.