



741069 RR44
Sexsmith, Alberta

MLS # GP215243



\$379,900

Division:	Sexsmith		
Type:	Residential/House		
Style:	Acreage with Residence, 2 Storey		
Size:	1,328 sq.ft.	Age:	1960 (60 yrs old)
Beds:	3	Baths:	2
Garage:	-		
Lot Size:	18.00 Acres		
Lot Feat:	-		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	-	Zoning:	residential
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	-		

Inclusions: -

18 acres and horse ready, this charming 3 bedroom home has all the character of a classic style floor plan yet the warmth and comfort of something more modern. Lots of upgrades have been done over the past few years. Newer paint, newer flooring, kitchen cabinets, well recently re-done, has been changed over to natural gas, stained wood fence around property, newer furnace, plus numerous incidental renovations. Out buildings include shed and straight older hip roof barn. Property also has 2nd build site (ask for further details), and as mentioned plenty of good land and space for horses. This is a great family home that is already very comfortable but still has loads of further potential.