

\$385,000 - 63022 Hwy 59, Rural Grande Prairie No. 1, County of

MLS® #A2133774

\$385,000

3 Bedroom, 1.00 Bathroom, 1,464 sqft
Residential on 12.00 Acres

NONE, Rural Grande Prairie No. 1, County of, Alberta

Welcome to Your Dream Country Retreat!
Nestled on a sprawling 12-acre acreage, this enchanting home, built in 1935, is waiting for new owners to infuse it with love and care. As you drive up the paved roads leading to the driveway, you'll be captivated by the charming front veranda, perfect for enjoying tranquil mornings and serene evenings. Step inside to discover a spacious living room bathed in natural light from numerous windows, inviting you to relax and savour the simplicity of country living. The living area seamlessly opens to the dining room, creating a welcoming space for family gatherings and entertaining friends, where stories are shared and memories are made. The kitchen, just off the dining area, boasts white cabinets, ample storage, and a convenient pantry, making it a delightful space for culinary adventures and home-cooked meals. On the main floor, you'll find a cozy bedroom with dual closets, a full bathroom, and a practical laundry area, ensuring comfort and convenience. As you venture back through the living room and ascend the stairs, you'll notice the exposed railing that adds a touch of character and charm. The upstairs features two generously sized bedrooms, one of which offers a charming reading nook with picturesque views of the land—a perfect retreat for relaxation and quiet moments. Outside, the property is a



haven for animal lovers, currently accommodating horses. The 28 x 32 barn, equipped with stalls and a tack room, also features a heated water tap for winter convenience. The barn's loft space holds endless possibilities, whether you envision hosting events, creating a hangout spot, or simply using it for additional storage. The partially fenced land offers convenience and is ideal for keeping animals. Located just 10 minutes from the quaint town of Sexsmith, this property combines the tranquility of country living with the convenience of nearby amenities. Both the barn and house feature durable tin roofs, and the property is serviced by well water and a septic pump-out system. This character-filled home is more than just a house—it's a sanctuary where you can slow down, breathe in the fresh country air, and embrace the charm of a simpler life. Don't miss out on making this idyllic countryside retreat your own. Call your REALTOR® today to schedule a viewing and start your next chapter in this beautiful, historic home!

Built in 1935

Essential Information

MLS® #	A2133774
Price	\$385,000
Sold Price	\$375,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,464
Acres	12.00
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	63022 Hwy 59
Subdivision	NONE
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3C0

Amenities

Parking	Parking Pad
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Interior

Interior Features	Laminate Counters
Appliances	Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Other
Lot Description	Farm, Few Trees, Front Yard, Lawn
Roof	Metal
Construction	Mixed
Foundation	Other

Additional Information

Date Listed	May 21st, 2024
Date Sold	June 20th, 2024
Days on Market	30
Zoning	CR5
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Grande Prairie
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