

# \$649,900 - 64042 Township Road 734, Sexsmith

MLS® #A2216953

**\$649,900**

3 Bedroom, 2.00 Bathroom, 1,567 sqft  
Residential on 10.08 Acres

NONE, Sexsmith, Alberta

Dreaming of more space, privacy, and the kind of shop setup that makes your friends jealous? This 10.08-acre gem just outside of Sexsmith delivers all that and more.

Step into this beautifully updated 3 bed, 2 bath home featuring quartz counters, vaulted ceilings, and not one—but two spacious living rooms, perfect for families who love to spread out or entertain.

The primary bedroom includes a walk-in closet and a bright 4-piece ensuite, giving you your own private retreat at the end of the day.

Outside, the land is full of thoughtful touches and rural charm:

- A dugout for extra water access or future skating rink dreams
- Saskatoon berry bushes for the best kind of backyard snacking
- A dog run to keep the fur babies happy
- A lean-to with space to park a full-size truck
- Room to garden, play, or just relax under the big prairie sky

And then there's the shop and garage!

• The 40'x60' shop is fully finished with radiant heat, epoxy floors, 20' ceilings, a half basketball court, bar area, and an upstairs gym—this space is next level.

• The double garage has radiant heat, tons of shelving, a separate panel, making it a



comfortable, functional space year-round.

Whether you're chasing acreage life, room for your hobbies, or just a bit more peace and quiet, this one is calling your name.

Let's get you in for a private showing you won't want to leave.

Built in 2004

### Essential Information

MLS® #	A2216953
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,567
Acres	10.08
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	64042 Township Road 734
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3C0

### Amenities

Parking Spaces	58
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	52

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	High Efficiency
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony, Basketball Court
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Other
Foundation	Piling(s)

## Additional Information

Date Listed	May 1st, 2025
Days on Market	10
Zoning	AG

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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