

\$975,000 - 743073 Highway 2, Sexsmith

MLS® #A2249874

\$975,000

3 Bedroom, 3.00 Bathroom, 2,131 sqft

Residential on 23.57 Acres

NONE, Sexsmith, Alberta

This property is perfectly set up for horses or other livestock! It features 23.57 acres located along the highway with two entrances, providing easy access to fenced pens with a water supply and four movable horse shelters.

The property also includes a large shop, with half of it featuring a cement floor and in-floor heating, and the other half a gravel base. This makes it ideal for a small business or storing farm equipment.

The 2131 sq ft home offers three generously sized rooms, an office/den, and two and a half bathrooms. You'll love the large dining room and the west-facing sunroom, perfect for enjoying sunsets. The living room also has a wood-burning stove, creating a cozy atmosphere during colder Alberta winter days. Seller has confirmed with county, 8.7 acres can be subdivided, approach already exists.

Built in 1993



Essential Information

MLS® #	A2249874
Price	\$975,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,131

Acres	23.57
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Active

Community Information

Address	743073 Highway 2
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Jetted Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

Exterior

Exterior Features	None
Lot Description	Farm
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	ICF Block

Additional Information

Date Listed	August 19th, 2025
Days on Market	18
Zoning	CR-5

Listing Details

Listing Office	2% Realty Edge AB
----------------	-------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.