

\$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	9
Zoning	AG

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.