

# \$460,000 - 5238, 755 Twp Rd, Rural Saddle Hills County

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MLS® #A2227706

**\$460,000**

3 Bedroom, 2.00 Bathroom, 1,184 sqft  
Residential on 7.78 Acres

NONE, Rural Saddle Hills County, Alberta

**PRICE DROP!!** Motivated seller! Completely Remodeled Acreage Property!

This beautifully redone home has been fully remodeled inside and out and shows like itâ€™s just been built. Conveniently located with highway frontage, it offers easy accessâ€™ just 25 minutes from Grande Prairie and 15 minutes from Sexsmith.

The open floor plan features an updated kitchen with an island, newer sink and fixtures, stainless steel appliances, and updated countertops. The living room has been upgraded with added insulation, drywall, fresh paint, trim, updated lighting, and newer flooring throughout.

Bathroom improvements include updated sinks, fixtures, and toilets. The gorgeous ensuite boasts a standalone tub, vanity, and calming coastal decor. The primary bedroom includes custom sliding barn doors, and the entire home showcases newer interior doors and a California knockdown ceiling finish.

Additional upgrades include a newer hot water tank, a covered west-facing deck, a wrap-around front deck, a modern at-grade bio-ecosystem septic field, and a newer 24x24 garage and shed.

This is a fantastic opportunity to enjoy peaceful acreage living while staying close to the city!



Directions: Head straight north of Sexsmith  
(approx. 15 minutes), then turn left at TWP RD  
755.  
Please ask for door code.

Built in 1999

### **Essential Information**

MLS® #	A2227706
Price	\$460,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,184
Acres	7.78
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	5238, 755 Twp Rd
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 3V0

### **Amenities**

Parking	Driveway, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air

Cooling	None
Basement	None

## Exterior

Exterior Features	None
Lot Description	Cleared, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	June 6th, 2025
Days on Market	20
Zoning	CR5

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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