

\$650,000 - 742060 Rr 40, Sexsmith

MLS® #A2254436

\$650,000

5 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 9.27 Acres

NONE, Sexsmith, Alberta

I've been built to welcome life, laughter, and the love of the land. Tucked just 35 minutes from Grande Prairie, I sit proudly on my own acreage, offering you privacy as far as your eyes can see—no neighbors in sight, just open skies and rolling fields. I was crafted with care by Dueck Homes, and my walls hold both strength and warmth. Inside, I embrace you with 5 spacious bedrooms and 2.5 bathrooms, ready to host your family, your guests, and every memory you'll make here.

If you are a horse enthusiast, I was made with you in mind. My post-and-railing fencing keeps your horses safe and secure, and my round pen offers a space to train, exercise, or simply enjoy the bond you share with them. Out here, mornings are filled with the sounds of hooves on the ground and evenings with sunsets painting the horizon.

Step inside, and I'll show you comfort and function woven together. My kitchen is the heart of the home, a space where meals are prepared with ease and shared with love. I hold a cold room too, the perfect place for your canning, preserving, and storing the harvest from your hard work. My living spaces are open yet cozy, inviting conversations, celebrations, or quiet nights by the window, gazing out at the land you call yours.

I am a home built not just for today but for the



futureâ€”solid, welcoming, and ready for whatever dreams you bring to me. Whether itâ€™s raising a family, tending to your horses, or savoring the peace of country living, I offer you room to breathe, space to grow, and the promise of a life well lived.

Come see me. Feel the calm in the air, the strength in my walls, and the endless possibilities in my acreage. I am more than a houseâ€”I am the place youâ€™ve been waiting to call home.

Built in 2008

Essential Information

MLS® #	A2254436
Price	\$650,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	9.27
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	742060 Rr 40
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3C0

Amenities

Parking Spaces	6
----------------	---

Parking	Parking Pad
---------	-------------

Interior

Interior Features	Breakfast Bar, Closet Organizers
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	14
Zoning	CR-5

Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.