

# \$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 | 46                |
| Zoning         | CR-5              |

**Listing Details**

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

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