

# \$699,900 - 734014 Range Road 51, Sexsmith

MLS® #A2213966

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,665 sqft  
Residential on 21.32 Acres

NONE, Sexsmith, Alberta

How would it feel to own a private acreage where youâ€™re truly self-sufficient?

Welcome to this beautifully renovated, solar-powered, off-grid capable, smart farmhouse tucked away on over 20 pristine acres in the County of Grande Prairie. From the moment you turn onto the newly graveled driveway, lined with trees and lit like a private retreat, youâ€™ll feel the peace that comes from leaving the hustle behind.

Inside, youâ€™ll find 3 spacious bedrooms and 2 stunning bathrooms, all completely renovated with thoughtful finishes. The kitchen is a showstopper; quartz waterfall countertops, gorgeous wood accents, stylish backsplash, and custom cabinetry. Everywhere you look, thereâ€™s warmth, charm, and functionality, this home was designed for real life and real comfort.

## Power + Water Independence

This property runs entirely on propane, private well water, and an advanced solar power system (installed in 2023). Backed by a Sol-Ark inverter and 600Ah of Pytes battery storage, youâ€™re not just covering your energy needs, youâ€™re generating income by selling excess power back to the grid (over \$742 in credit so far this year). The propane-fueled hot water on demand and heating system keeps things cozy year-round, and if you want to switch things up, thereâ€™s



even a solar-powered hot water tank ready to roll.

### Smart Living Meets Rural Beauty

This home is loaded with smart systems you can monitor from anywhere; Nest thermostat, Ring camera, Emporia energy monitor, Neviweb leak detectors, Unifi security system, and more. There's even an automated gate with intercom and camera for guests, deliveries, or just enjoying extra peace of mind.

### Features You'll Love:

- New roof (2024)
- Fully redone kitchen, bathrooms, and flooring
- Starlink internet system included
- 1000-gallon rented propane tank (refilled March 2024 for \$1800; including a \$200/year rental fee and still has 30% left in the tank)
- Brand new pressure tank (2025)
- Culligan reverse osmosis + water softener
- Outdoor lighting throughout the grounds (2024-2025)
- Heated chicken coop + multiple powered outbuildings
- Underground irrigation system from the dugout for trees + livestock
- Custom electrical cupboard and built-in storage throughout
- Full landscaping + lawn reseeding

Whether you're dreaming of hobby farming, raising a family, or just craving that peaceful rural life with the conveniences of modern tech, this property gives you the best of both worlds.

It's not just a home; it's a whole lifestyle shift. One toward freedom, sustainability, and calm.

Built in 2007

## Essential Information

MLS® #	A2213966
Price	\$699,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,665
Acres	21.32
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	734014 Range Road 51
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

## Amenities

Parking	Electric Gate, Carport, Drive Through, Gated, Gravel Driveway
---------	---

## Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, Double Vanity, Natural Woodwork, Pantry, Quartz Counters, Smart Home, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer Stacked, Water Purifier
Heating	In Floor, Propane
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Front Yard, Landscaped, Low Maintenance Landscape, Treed,

	Underground Sprinklers, Cleared, Pasture, Seasonal Water, Yard Drainage, Yard Lights
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Post & Beam
Foundation	Slab

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	5
Zoning	CR-5

### Listing Details

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

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.