



JAMES DEWHURST

780-512-4898
james@jamesdewhurst.ca

45063A TWP RD 734
Sexsmith, Alberta

MLS # GP214728



\$1,710,000

Division:	Sexsmith		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,337 sq.ft.	Age:	1987 (33 yrs old)
Beds:	4	Baths:	2
Garage:	-		
Lot Size:	56.67 Acres		
Lot Feat:	-		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	19-73-4-W6
Exterior:	-	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	-		

Inclusions: -

A beautiful piece of land on the end of a dead-end road. Currently has horses and lots of pasture. There is a natural bench overlooking Kleskun Lake that is an amazing view. Whether your passion is horses or you are just looking to reside in a quiet county environment, this property has it all. There is some opportunity to subdivide further and develop view lots on the natural bench overlooking the Lake.