

SHELDON SWAIN

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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:	56.00 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.