



**GRASSROOTS**  
REALTY GROUP

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9901 104 Street  
Sexsmith, Alberta

MLS # A2233576



**\$379,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,123 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Charming home for sale in the welcoming community of Sexsmith! This fully developed property features 3 bedrooms and a full bathroom on the main level, along with an open kitchen boasting ample cabinet space. Hardwood flooring featured throughout living room and bedrooms. The basement is fully finished with a spacious family room that includes a cozy wood-burning fireplace, 2 additional bedrooms one is extra large with a dream walk-in closet, and another full bathroom. Step outside from the dining room through the patio doors to enjoy a two-tier deck overlooking a fully fenced and landscaped backyard, complete with a garden shed. Call to book a viewing today!