



GRASSROOTS
REALTY GROUP

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9605 97 Street
Sexsmith, Alberta

MLS # A2237639



\$359,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,181 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Heated Garage, Paved, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-73-6-W6
Exterior:	Mixed, Stucco, Wood Siding	Zoning:	R-1 Single Family Residen
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Built-in Features, Kitchen Island, Pantry, Recessed Lighting, See Remarks		

Inclusions: Shed, Playhouse

Welcome to this comfortable 5 bedroom, 3 bathroom family home located in the charming community of Sexsmith. With four levels of thoughtfully designed living space, this home offers room to grow, gather, and enjoy everyday life. The main level of the home features a large open-concept layout filled with natural light. At the heart of the home is a spacious kitchen with a big island, perfect for meal prep, casual dining, or hosting family and friends. The kitchen flows seamlessly into the dining and living areas, with easy access to the back deck and private yard. Up a few stairs, you'll find an updated bathroom and three generous bedrooms, including the primary suite complete with dual closets and a private 2-piece ensuite. The third level offers a versatile rec room, a fourth bedroom, and a spacious laundry/storage room. While the lowest level includes a fifth bedroom with a 3-piece ensuite, a cozy family room with a fireplace, and a dedicated cold room for extra storage. Outside, enjoy the beautifully private treed backyard, featuring a two-tier deck, a large shed, and a charming two-storey playhouse. The 14x20 detached garage and paved driveway provide ample parking. Plus, the yard backs onto a treed walking trail with no rear neighbors offering peace, privacy, and a perfect outdoor escape. Conveniently located within walking distance to Sexsmith's elementary and high schools, the arena, and playgrounds, this home is ideal for families looking to settle in a friendly, quiet community. Don't miss the opportunity to make this home your own. Book your private showing today!