



GRASSROOTS
REALTY GROUP

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10007 104 Street
Sexsmith, Alberta

MLS # A2244530



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,510 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: Garage Heater

Experience the ultimate in family fun and year-round relaxation with your very own indoor heated 20'x36' saltwater pool and hot tub, right in the comfort of your backyard! This immaculately maintained 5-bedroom, 3-bathroom 1,500 sq ft custom bungalow is situated on one of the largest lots in Rycroft Ridge, Sexsmith, backing onto the ball diamonds. The main floor features hardwood and tile throughout, with a bright open layout that includes a spacious kitchen, living room, laundry, and 3 bedrooms including a primary with full ensuite and walk-in closet. The fully developed walk-out basement offers a large rec room, 2 additional bedrooms, and a luxurious bathroom with a jetted tub and separate shower. Just steps from the walkout is your 1,900 sq ft indoor pool house, complete with a diving board, bathroom, shower, and even 20' ceilings built for a future waterslide! Built in 2008 and upgraded with a new high-efficiency pool heater in 2024, this is the ultimate private oasis for entertaining or unwinding. A 22'x28' garage completes the package—this is truly a one-of-a-kind property for those seeking space, comfort, and unforgettable memories.