



GRASSROOTS
REALTY GROUP

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9204 102nd Avenue
Sexsmith, Alberta

MLS # A2251303



\$415,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,152 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Sump Pump(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

An opportunity to own a beautiful family home with plenty of appeal. This fully developed home offers 2 bedrooms on the main floor, including a primary suite with an ensuite. The bright living room is filled with natural light and features vaulted ceilings. The kitchen is well laid out with ample cabinetry and opens to the dining area, where patio doors lead to a 10-foot balcony overlooking the lake and walking paths. The fully finished lower level includes 2 spacious bedrooms, a full bathroom, a large recreation room with a stone feature wall, and a generous utility room. Outside, the yard is fenced and has several raised garden boxes (mostly tomatoes), storage under the balcony, if you wish. Recent updates include a newer hot water tank and a refreshed downstairs bathroom. The attached double garage offers excellent storage and convenient direct access to the main floor. Located close to schools and all the amenities Sexsmith has to offer, this home truly shows pride of ownership.