



GRASSROOTS
REALTY GROUP

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9809 91 Street
Sexsmith, Alberta

MLS # A2253170



\$340,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,028 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-73-6-W6
Exterior:	See Remarks	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Storage, Vinyl Windows		

Inclusions: Sectional Couches are negotiable

Inviting, cozy, and move-in ready, this beautifully updated home in Sexsmith is close to schools, recreation, and located in a family-friendly neighborhood. From the moment you walk through the door, you'll feel right at home. The bright and efficient kitchen features matching appliances, soft-close cabinetry, a spacious island with deep drawers, a pantry, and a charming window alcove with seating. Both bathrooms have been tastefully updated, and the home boasts new flooring, trim, baseboards, fresh paint, and modern lighting fixtures throughout. Comfort is ensured year-round with central A/C, updated PEX plumbing lines, and new shingles installed in 2018. The thoughtful layout includes a cozy living room overlooked by a landing on the upper level, a large primary bedroom with a connecting door to the main bath, and additional bedrooms spread across the different levels. The third level offers a spacious family room and a large bathroom with a jacuzzi tub/shower combo, while the fourth level has been converted into a convenient workshop and tool area. Outside, the huge fenced yard is perfect for entertaining with a firepit and garden shed, while still leaving plenty of room for kids to play, space for a future garage, and side yard potential that can easily be converted into RV parking. This home has been extensively updated and carefully maintained, offering a perfect blend of comfort, functionality, and opportunity for its next owners.