



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**B, 9700 95 Avenue
Sexsmith, Alberta**

MLS # A2273230



\$269,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	903 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Level, No Neighbours Behind, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Walk-In Closet(s)		

Inclusions: Window coverings, shed, playhouse

Discover this well maintained duplex, perfectly situated in the vibrant town of Sexsmith! Offering a bright, open-concept floor plan, this home is designed for modern family living in a community known for its rich history and small-town charm. You'll love the updated kitchen which provides ample workspace and flows seamlessly into a dedicated dining area, making it ideal for both everyday meals or visiting with friends. The main floor has new vinyl plank flooring throughout and new paint, creating a clean, contemporary feel. The living space is exceptionally well-lit, thanks to a brand-new front window that maximizes natural light. For ultimate convenience, the home also includes practical main floor laundry. There are two beds and a full bath on the main floor with an additional two bedrooms and a second full bath along with a large family room downstairs. The shingles were replaced in 2022 giving you added peace of mind that your home is well protected from the elements. Step outside to your fully fenced backyard with a patio, fire pit, cute playhouse and a large shed for plenty of storage. This home is move-in ready and available for a quick possession!