



**10522 101 Avenue
Sexsmith, Alberta**

MLS # A2297131



\$859,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,911 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	3
Garage:	Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Low Maintenance Lan		

Heating:	Exhaust Fan, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding , Silent Floor Joists, Stucco, Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Home theatre reclining leather seats, projector screen.

*** For more information, please click the "More Information" button. *** Imagine acreage living… without leaving town. We are listing our one of a kind custom dream home! This exceptional Sexsmith home offers the space, privacy, and views you’d expect from the country—paired with the convenience of town living. There are way too many features and extras to list. Built in 2018, this custom home is 1911 sq ft up and 1886 sq ft down. Over 3600 sq ft of developed living space. 5 bedrooms as well as a large theatre room that could serve as a 6th bedroom if desired. The theatre room includes a 7 speaker surround system installed by audio concepts. This home has high end finishing throughout. Quartz counters, LED lighting, hand scraped hardwood flooring and tile throughout, solid core doors to name a few. Every closet has custom wood shelving built in. It has many upgrades including a two level composite deck, a two level stamped concrete pad with firepit, a custom shed built under the deck big enough for your side by side, and extensive curbing and landscaping in the back. The garage is a heated, triple car with a folding staircase leading you up to the above garage storage level. It has plenty of parking for your RV with a 17’ by 85’ decorative gravel pad with a 30Amp plug. Other features include Central air conditioning, underground sprinklers, hot water on demand and more. 200Amp electrical service. All of this sits on a 1/2 acre corner lot, fully fenced that overlooks a farmers field. These are just some of the highlights of this home, do not miss out on this beauty!