



**9707 101B Avenue  
Sexsmith, Alberta**

**MLS # A2303692**



**\$375,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,292 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Gazebo, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Pantry, See Remarks, Sump Pump(s), Vinyl Windows		

**Inclusions:** Attached Garage Shelving

Looking for a great home in the family friendly community of Sexsmith? Then do not miss out on this one. Located on a quiet side street, this fully developed two-story home, with attached garage backs onto a walking trail along with a municipal greenspace. You are sure to fall in love with this home from the minute that you open the front door. The south facing windows flood the main level living and dining room with natural sunlight. The dining area has room for a generous sized dining table plus easy access to the rear yard. The family cook will appreciate all the hickory cabinets with the generous amount of counter tops and cupboards plus the new dishwasher, plus being able to watch the kids play in the backyard. The main floor laundry is conveniently located off the kitchen where you will also find a pantry and a two-piece bathroom, plus access to the attached garage. Upstairs you will find a large master bedroom with a walk-in closet with custom storage and a three-piece ensuite. A full bath and two more bedrooms complete the second story. The basement has been developed with a family room as well as a separate office or craft room and added storage. The attached garage is finished, with built-in shelving and it is plumbed for a gas heater. The fully fenced rear yard is huge plus there is a new deck that runs the width of the home complete with a gazebo and gas BBQ hookup. One of the best features of this property is its location, location, location! There are no rear neighbors, and you can enjoy easy access to the walking trails that run right behind your new home and link up with the rest of the trail system, plus there is a playground a few homes away! Homes and locations like this are hard to come by in Sexsmith, you will not want to miss this one.