



**9312 102 Street
Sexsmith, Alberta**

MLS # A2304595



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,484 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Gazebo, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	24-73-6-W6
Exterior:	Brick, Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry		

Inclusions: fridge, stove, washer, dryer, dishwasher, micro-rangehood, curtain rods, gazebo, AC, shed, attached bathroom cabinets

Welcome to this lovely modified bi-level home located in the sought-after Painted Sky community in Sexsmith. Offering a functional layout and thoughtful updates. Step into a spacious entryway that leads to an open-concept main floor, featuring a bright living room complete with a cozy fireplace. The kitchen is well-appointed with an eating bar, granite counter tops, stainless steel appliances, a convenient pantry, and a garden door that opens onto a recently redone deck (2024). The main floor also hosts a generous primary bedroom with a private three-piece ensuite. Upstairs, you’ll find two additional bedrooms, a full four-piece bathroom, and laundry providing excellent separation for family or guests. The partially developed walk-out basement includes an additional bedroom and bathroom. Outside, enjoy the privacy of no rear neighbours, along with a gazebo that stays with the property. Additional features include air conditioning, a heated triple attached garage, a shed and tons of parking space. This home combines comfort, space, and a fantastic location—ready for you to move in and enjoy.