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## 10019 100 Street Sexsmith, Alberta

MLS # A2187360



\$349,900

NONE Division: Residential/Manufactured House Type: Style: Bungalow Size: 1,278 sq.ft. Age: 2013 (12 yrs old) **Beds:** Baths: Garage: Gravel Driveway, Parking Pad Lot Size: 0.12 Acre Lot Feat: Landscaped

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full, Suite Exterior: Zoning: Vinyl Siding R-2 Foundation: **Poured Concrete Utilities:** 

Features: Kitchen Island, Open Floorplan, Pantry, See Remarks

Inclusions: Refrigerator x2, Stove x2, Dishwasher, Washer, Dryer, Window Coverings

Welcome to this charming bungalow in the peaceful community of Sexsmith, just minutes north of Grande Prairie. Ideally located near schools, parks, and all essential amenities, this home offers both convenience and comfort. Complete with air conditioning, step inside to an inviting open floor plan featuring a spacious kitchen complete with a center island and walk-in pantry—perfect for both everyday living and entertaining. The main floor includes a generous primary bedroom with a full ensuite, a second bedroom, an additional full bathroom, and the added convenience of main floor laundry. The fully developed basement offers a private mother-in-law suite with its own living space, bedroom, bathroom, and plenty of room to relax or accommodate extended family. With plenty of parking at the back of the house with room to add a garage, plus potential to purchase shop on neighbouring lot. Vacant and ready for immediate possession, this versatile home is a must-see for anyone seeking space, function, and location! Book your showing today!