



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**10019 100 Street
Sexsmith, Alberta**

MLS # A2187360



\$369,900

| | | | |
|------------------|--------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Bungalow | | |
| Size: | 1,278 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 3 | Baths: | 3 |
| Garage: | Gravel Driveway, Parking Pad | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|-----------------------------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | 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!