



**10522 101 Avenue  
Sexsmith, Alberta**

**MLS # A2297131**



**\$829,900**

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

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

**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. \*\*\* **PRICE REDUCED** - Incredible Value on a One-of-a-Kind Property! Experience acreage-style living without leaving town. This exceptional custom-built home offers the space, privacy, and views of a country property while enjoying all the conveniences of Sexsmith living. Built in 2018, this stunning home features over 3,600 sq ft of developed living space with 5 bedrooms, 3 bathrooms, and a large theatre room that could easily serve as a 6th bedroom, home gym, or family recreation space. The theatre room includes a professionally installed 7-speaker surround sound system by Audio Concepts. Situated on a fully fenced 12-acre corner lot overlooking open farmland, this property offers a rare combination of privacy, usable space, and breathtaking views. Whether you're entertaining, relaxing with family, or storing all your toys, this home has room for it all. The high-end finishes throughout include quartz countertops, hand-scraped hardwood flooring, tile, LED lighting, solid-core doors, and custom wood shelving in every closet. The spacious primary suite and thoughtfully designed floor plan make everyday living both comfortable and functional. Outside, you'll find extensive landscaping and curbing, a two-level composite deck, a stamped concrete patio with fire pit area, underground sprinklers, and a custom storage shed built beneath the deck large enough to accommodate a side-by-side. The heated triple-car garage includes a folding staircase providing access to an impressive above-garage storage loft. RV owners will appreciate the 17' x 85' decorative gravel parking pad complete with a 30-amp service hookup. Additional features include: Central air conditioning Hot water on demand 200-amp electrical service Heated triple garage

Underground sprinklers Extensive custom storage solutions throughout Properties offering this level of quality, space, and privacy rarely come available. Don't miss your opportunity to own one of Sexsmith's most unique and desirable homes.