



**9312 102 Street  
Sexsmith, Alberta**

**MLS # A2304595**



**\$525,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	24-73-6-W6
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.