



10236 94 Street
Sexsmith, Alberta

MLS # A2305672



\$479,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,437 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Cleared, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: NA

Located in a great neighbourhood in Sexsmith, this modified bi-level sits at the end of a quiet road that leads to open field, giving you that tucked away feel with minimal traffic. With 4 bedrooms and 2 full bathrooms, this home offers a thoughtful layout with a comfortable flow throughout. The main level features an open-concept kitchen, dining, and living area filled with natural light, creating a bright, welcoming space you’ll actually enjoy spending time in. Just off the main living area, step out onto the deck overlooking the backyard, a great spot to relax at the end of the day. Two bedrooms and a full bathroom are also on this level. Upstairs, the primary bedroom offers its own space with a walk-in closet and ensuite. The lower level features a family room with walkout access to the backyard, along with an additional bedroom and a dedicated laundry room. Complete with an attached garage and set in a community people love, this home is a great fit in a location that continues to be a favourite.