



9211 102 Avenue
Sexsmith, Alberta

MLS # A2319347



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,607 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.35 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer

Welcome to this beautifully maintained modified bi-level, perfectly positioned in a quiet cul-de-sac in the charming community of Sexsmith. Offering exceptional curb appeal, a double attached heated garage, and the added comfort of central air conditioning, this home effortlessly blends style, function, and warmth. Step inside to a spacious tiled entryway that sets the tone for the inviting interior. The bright living room is filled with natural light from oversized windows, creating an airy and welcoming atmosphere. Just a few steps up, the thoughtfully designed kitchen showcases rich dark cabinetry, stainless steel appliances, pantry and an adjoining dining area with direct access to the back deck, ideal for seamless indoor-outdoor entertaining. The main level features two generously sized bedrooms and a full bathroom, while the private primary retreat is tucked away above the garage. Complete with a walk-in closet and a well-appointed ensuite, this tranquil space offers the perfect escape at the end of the day. The fully developed basement is designed for gathering and relaxation, featuring a cozy wood-burning stove, a wet bar, a spacious recreation area, an additional bedroom, and a full bathroom. A large storage room with laundry adds everyday convenience and practicality. Situated on a massive pie-shaped lot, the fully fenced and beautifully landscaped backyard provides an abundance of outdoor space to enjoy. Mature trees offer privacy and charm, while the expansive yard creates endless opportunities for entertaining, gardening, or family fun. Combining timeless finishes, a functional layout, and an exceptional setting, this impressive property offers the perfect place to call home. Book your showing today!