



10203 93 Avenue  
Sexsmith, Alberta

MLS # A2320733



**\$519,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                   |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Modified Bi-Level      |               |                   |
| <b>Size:</b>     | 1,291 sq.ft.           | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.11 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RES

**Utilities:** -

**Inclusions:** All light fixtures, all window coverings, GDO + control(s), garage heater, over range microwave

Beautifully maintained fully developed home in the sought-after Painted Sky subdivision of Sexsmith. Offering a unique layout, plenty of living space, and a fully developed walk-out basement, this home is sure to impress from the moment you step inside. The main level features an open-concept design with soaring ceilings and large windows that fill the space with natural light. The living room is anchored by a stunning gas fireplace, creating a warm and inviting atmosphere for family gatherings or quiet evenings at home. The kitchen is both stylish and functional, showcasing ceiling-height cabinetry, stainless steel appliances, modern tile backsplash, ample drawer storage, and a pantry. The spacious layout makes meal preparation and entertaining a breeze while maintaining an open connection to the dining and living areas. Privately situated just off the kitchen, the primary bedroom offers a bright and relaxing retreat. A unique split-level design leads up to the ensuite bathroom and walk-in closet, creating a private primary suite that feels separate from the rest of the home. Upstairs, you'll find two additional bedrooms and a full bathroom, providing comfortable space for children, guests, or a home office. The fully developed walk-out basement expands your living space with a large family room, an additional bedroom, and a full bathroom. Whether you need room for entertaining, teenagers, guests, or hobbies, this versatile lower level offers endless possibilities. Outside, the fully fenced backyard is designed for enjoyment with both an upper deck and lower patio area, providing multiple spaces to relax, barbecue, and entertain. Mature shrubs add privacy and create a welcoming outdoor setting. Located in the family-friendly community of Painted Sky, this move-in-ready home combines comfort, style, and functionality in one beautiful package. Don't miss your opportunity to

make it yours.