



GRASSROOTS
REALTY GROUP

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9804 102 Avenue
Sexsmith, Alberta

MLS # A2328218



\$410,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,103 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking, See Remarks		
Lot Size:	0.12 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	25-73-6-W6
Exterior:	Mixed	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

NO REAR NEIGHBOURS!! Feel welcomed in this fully developed family home in Willow Estates. The home has 5 bedrooms and 3 full bathrooms including the primary bedroom ensuite bathroom. The kitchen features an abundance of cabinets, stainless steel appliances (NEW fridge and stove in 2023), and a pantry for extra storage. Downstairs, the fully developed basement includes a spacious family room, 2 large bedrooms, laundry/utility room, huge storage space and a bathroom. Other features include NEW SHINGLES, NEW HOT WATER TANK (2023), NEW FLOORING in the basement (2025), a fenced yard, a deck, a patio, a garden and flower beds. There is plenty of parking including bonus space on the side of the house for a large RV or more vehicles. The double attached garage is drywalled and heated. This home backs out onto a nature reserve and has a wonderful view. Located in a great neighbourhood and only a short walk to Main Street shopping