



GRASSROOTS
REALTY GROUP

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10244 97 Street
Sexsmith, Alberta

MLS # A2328408



\$435,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,107 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	25-73-6-W6
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Draperies and Rods, Coat Locker in Living Room, Wine Rack/Micro Cabinet in Kitchen, 2 Door Cabinet in Ensuite, Blk Over-The-Toilet Cabinet & Matching Narrow Cabinet in Downstairs Bathroom, 2 Metal Shelves in Garage, 2-Black & Decker Cabinets in Garage,

Situated in the Willow Estates subdivision, just 20 minutes north of Grande Prairie within the community of Sexsmith, this vibrant location offers the perfect blend of small-town charm and everyday convenience, offering multiple schools, an arena, local restaurants, and boutique shopping in the historic downtown area. The curb appeal of this 1107 sq ft, 4-bed, 3-bath bungalow on a large lot welcomes you, setting the stage for a property that has all the space a growing family needs. The main floor features an open layout with soaring vaulted ceilings that stretch across the living, kitchen, and dining areas, creating an airy and expansive atmosphere with durable vinyl plank flooring throughout. Just inside the front entrance, a built-in coat cubby adds functional convenience, while a bright front-facing bedroom offers flexibility as a guest room, home office, or private den. The main level also hosts a 4-pc bathroom and a spacious primary bedroom that includes its own walk-in closet and a three-piece ensuite. The heart of the home is the roomy kitchen and dining area, with an abundance of cabinets accented by a full tiled backsplash, a functional pantry, and an eye-catching copper sink that adds a timeless, rustic touch to the space. The dining area easily accommodates a large family table and provides direct access to the spectacular outdoor living space. Step outside to find two distinct decks designed to impress. You can start your day with a morning coffee on the front patio, then spend your afternoons and evenings entertaining on the massive two-tiered back deck, which comes fully equipped with built-in garden boxes. The lower level expands your living space with a fully developed basement centred around a massive recreation room that is ideal for movie nights or kids' play space. This level also hosts the third and fourth large bedrooms, another full four-piece bathroom,

and an oversized laundry, utility, and storage room to keep your home organized. Downstairs, the fully developed basement expands your living space, featuring a rec room, a 3rd and 4th bedroom, an additional 4-pc bathroom, and an oversized laundry/utility/storage room to keep your home organized. The property is completed by a double attached HEATED garage that is boarded, insulated, and features a large MEZZANINE that provides plenty of room for all your extra seasonal storage needs. Offering a fantastic layout, abundant storage, and exceptional indoor and outdoor living spaces, this home is an excellent opportunity to enjoy all that the welcoming community of Sexsmith has to offer. IMMEDIATE POSSESSION!