

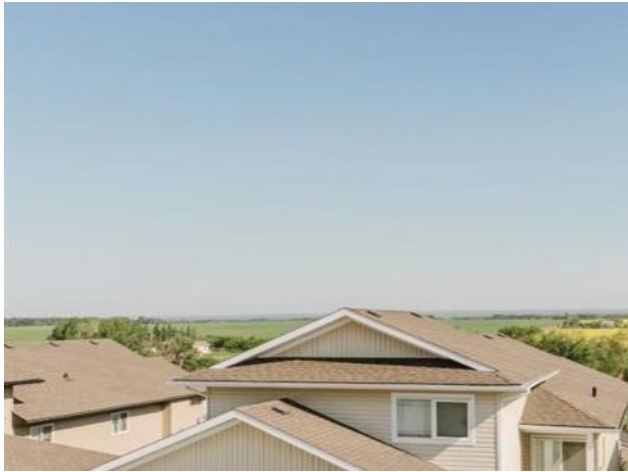


GRASSROOTS
REALTY GROUP

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10411 103 Avenue
Sexsmith, Alberta

MLS # A2330689



\$549,999

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,679 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Shed, Dog run.

Welcome to this beautiful family home tucked away on a quiet dead-end street in the charming town of Sexsmith. Situated on a large lot backing onto a picturesque acreage, you'll enjoy added privacy, peaceful views, and the perfect setting for family life. Built in 2016, this modified bi-level offers just under 1,700 sq. ft. of thoughtfully designed living space with four spacious bedrooms and three full bathrooms. The bright, open-concept main living area is filled with natural light and features stunning dark cabinetry, granite countertops, and a functional kitchen that's perfect for both everyday living and entertaining. The oversized primary suite is a true retreat, complete with a spacious ensuite featuring a relaxing jetted tub. Downstairs, the walkout basement provides excellent access to the backyard and adds to the home's versatile layout. Outside, the expansive backyard is designed for everyone to enjoy, with plenty of room to play, a dedicated dog run, and a cozy fire pit area that's perfect for evenings with family and friends. The heated triple attached garage, complete with two floor drains, offers exceptional space for vehicles, storage, and hobbies. Located just minutes from schools, parks, and shopping, this move-in-ready home combines the convenience of town living with the peace and quiet of a premium location. If you've been searching for a spacious family home with privacy, quality finishes, and room to grow, this one is not to be missed!