



GRASSROOTS
REALTY GROUP

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10407 102 Ave
Sexsmith, Alberta

MLS # A2338855



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,658 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, City Lot, Interior Lot		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This one deserves another look. At 1,658 sq. ft. with 5 bedrooms, 3 bathrooms and a massive 0.2-acre lot, this modified bi-level offers a combination of space, character and versatility that's hard to find at this price. Step inside and the 16-foot ceilings immediately set the home apart, with tall windows filling the main living space with natural light. The kitchen features quartz countertops and a smart layout that keeps the cook connected to the open living and dining areas while still giving the space some separation. The primary bedroom sits on its own level, creating a true private retreat, while two additional bedrooms are located above. Downstairs, two more bedrooms give you options for kids, guests, an office, workout space or a second family room. There's no carpet throughout the home, plus central air conditioning for the summer months. Outside, the covered rear deck overlooks a huge yard with plenty of room for kids, pets, a garden, firepit and more. Add the attached garage, generous driveway parking, nearby parks and walking trails, and you have a home that offers a lot more than the typical cookie-cutter layout. **Now offered at \$525,000 — book your showing and come see what makes this home different.**