



GRASSROOTS
REALTY GROUP

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9810 102 Avenue
Sexsmith, Alberta

MLS # A2347678



\$304,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,128 sq.ft.	Age:	1995 (31 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	25-73-6-W6
Exterior:	Mixed, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Endless potential, located in the Sexsmith. This charming home features 3 official bedrooms (with potential for more) & 2 full bathrooms, living room space, plus an extra room for an office or gym etc. With a fully developed basement, this home has such great potential with a little bit of love. Enjoy the views out your master bedroom, with a covered porch. The driveway is extra long and the heated garage is perfect for all your projects - big or small! Book your showing today!!