

9703 101B Avenue
Sexsmith, Alberta

MLS # A2228504



\$444,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,350 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	RESIDENTIAL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: WINDOW COVERINGS & POOL TABLE

This beautiful bungalow is loaded with extras you won't find in every home. The main floor boasts a bright, open-concept layout with vaulted ceilings, a cozy gas fireplace in the living room, and a stunning kitchen featuring an island, soft-close cabinetry, and modern finishes. Convenient main floor laundry and patio doors lead to a spacious, three-tiered deck with a gas hookup for your barbecue—perfect for entertaining. The main level also offers three generous bedrooms, including a primary suite with a full ensuite and its own patio doors to the deck. And there is another full bathroom on main level. Downstairs, the fully developed basement is ideal for family living and entertaining. It features a wet bar, a home theatre area with a built-in entertainment unit that's projector-ready, a large rec room, two oversized bedrooms, a full bathroom, and a great storage room with lots of shelving. Basement has in-floor heat and the home also has AC. New appliances within 5 years include stove, washer and dryer, as well as hot water tank. The double garage is fully finished and equipped with radiant heat. Located right next to a park, this is truly an exceptional family home that is very well maintained and combines comfort, space, and convenience.