

**9251 101 Avenue
Sexsmith, Alberta**

MLS # A2178710



\$339,900

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|------------------|------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,344 sq.ft. | Age: | 1980 (44 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Landscaped | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Kitchen Island, Pantry, See Remarks, Storage | | |

Inclusions: N/A

Discover this inviting 5-bedroom, 3-bath bungalow nestled on a quiet cul-de-sac in Sexsmith, conveniently located near a park, school, and the local arena. The main floor features a functional kitchen with ample cabinetry, an island, and a convenient compactor. The adjoining dining room opens to a south-facing two-tier deck on the side of the home, perfect for relaxing and overlooking the spacious fenced backyard. The sunken living room, anchored by a white brick, wood-burning fireplace, creates a cozy focal point. The main level also offers a primary bedroom with a walk-in closet and 3-piece ensuite, two additional bedrooms, and a well-appointed full bath. Downstairs, a large family room with a second wood fireplace offers extra living space, along with two more bedrooms, a third bathroom, ample storage, and a cold room. The home also includes a spacious two-car garage, rounding out this ideal family home!