

**9912 101 Avenue
Sexsmith, Alberta**

MLS # A2178746



\$374,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,107 sq.ft.	Age:	1983 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Lawn, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, Vinyl Windows, Wet Bar		

Inclusions: Negotiable

Exquisite Corner-Lot Oasis with Contemporary Upgrades and Superior Finishes Discover the epitome of refined living in this stunningly renovated 1983 residence, set on a coveted corner lot in the serene and welcoming community of Sexsmith, mere moments from the conveniences of Grande Prairie, AB. This 1107 sq ft property marries timeless charm with exceptional modern enhancements, offering an elegant 4-bedroom layout, a versatile den, and three fully upgraded bathrooms designed to impress. The master suite is a serene retreat featuring a private ensuite, Two more additional finished bathrooms, including a newly developed bathroom down stairs. Crafted for optimal comfort, the oversized detached garage is both heated and equipped with a forced-air furnace and a wood-burning stove—ensuring year-round versatility. When summer arrives, the newly installed air conditioning provides refreshing comfort throughout the home. Every inch of this home reflects careful attention to detail, showcasing an array of premium updates. From upgraded plumbing and high-end windows, including a sliding patio door, to new doors, fresh paint, and meticulously redone siding, soffits, fascia, and gutters, this residence is a standout in quality. Inside, enjoy sophisticated new flooring and trim on the lower level, accompanied by a stylish wet bar—perfect for hosting in style. The outdoor space is equally impressive, with thoughtful landscaping that includes a charming stone-block walkway, a custom fire pit area, and pristine new fencing and sod—ideal for entertaining or simply unwinding. Ample parking options include space for multiple vehicles and dedicated RV storage, ensuring ultimate convenience. This is a rare opportunity to acquire a home where every feature and finish has been curated with quality and elegance in

mind. Embrace a lifestyle of luxury and comfort—schedule your private showing today.