

**9109 96 Avenue
Sexsmith, Alberta**

MLS # A2205202



\$359,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,425 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: fridge and stove downstairs

You will want to live in the great community of Sexsmith. This custom bungalow was built for wheelchair accessibility right from the garage. No stairs on the main. The kitchen has an abundance of cupboards and a dining area with lots of windows. The living room has a wood burning stove for those cold winter days. There is numerous hall closets for storage. A primary bedroom with access to the backyard. The ensuite has a walk in shower as well as a tub. There is another bath and 2 more bedrooms to complete the main floor. Main floor laundry. The basement has a 1 bedroom inlaw suite. A huge family room to host a gathering. Many upgrades in the past few years -such as shingles, boiler, faucets in kitchen & ensuite, some windows, counter tops, & blinds. In floor heating on the main, the basement & garage. Fiber optic, & intercom throughout. No grass to mow in the backyard. There is a deck with a gazebo to enjoy. Chain link fence with access to park your rv in the backyard. A firepit. The front deck has a privacy wall or wind break to relax on. No neighbors out front or back.