

10404 103 Avenue  
Sexsmith, Alberta

MLS # A2214653



**\$539,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                   |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,402 sq.ft.           | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 6                      | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre              |               |                   |
| <b>Lot Feat:</b> | See Remarks            |               |                   |

|                    |   |                   |            |
|--------------------|---|-------------------|------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                               | <b>Water:</b>     | -          |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -          |
| <b>Roof:</b>       | Asphalt Shingle                                       | <b>Condo Fee:</b> | -          |
| <b>Basement:</b>   | Finished, Full, Suite, Walk-Up To Grade               | <b>LLD:</b>       | 25-73-6-W6 |
| <b>Exterior:</b>   | Mixed, Vinyl Siding                                   | <b>Zoning:</b>    | R-2        |
| <b>Foundation:</b> | Poured Concrete                                       | <b>Utilities:</b> | -          |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, Vaulted Ceiling(s) |                   |            |

**Inclusions:** 2 Dishwashers, 2 Fridges, 2 Stove, 2 Washer/Dryers, Window Coverings, GDO x2 and controls

What an opportunity! Here is your chance to get your hands on one of the few homes in Sexsmith with a legal secondary suite! Whether you're looking for a home for yourself and could appreciate a little extra cash from a basement renter, or you're looking to invest in a market with lower property taxes, great services and a consistent tenant pool, this is a place you need to check out. Both upper and lower suite have 3 good sized bedrooms and 2 full bathrooms, as well as access to their own 1 car garage. They have vinyl plank flooring throughout and beautiful kitchens. The upper suite is also bright and open with a vaulted ceiling through the main living space and has access to the deck and fully fenced rear yard. Power and gas are separately metered, so tenants or owners only pay for what they use. Upper unit will be vacant July 31, 2025. Lower unit leased to May 31, 2026 for \$1,650/month plus power and gas. Contact your favorite real estate professional today for more information or to arrange a viewing!