

**9105 99A Avenue
Sexsmith, Alberta**

MLS # A2286961



\$415,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,374 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	.
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Located in the welcoming community of Sexsmith, this very well maintained, fully finished bungalow with a large double attached garage offers comfortable living in a family-friendly setting just minutes from Grande Prairie. The bright and inviting main level features beautiful hardwood flooring throughout the living room, formal dining room, hallway, select bedrooms, and stairways. The spacious kitchen flows seamlessly into the formal dining area and opens to the sun-filled living room, creating a functional layout that's perfect for both everyday living and entertaining. The main floor includes two spare bedrooms, a full bathroom, and a generous primary suite complete with his and her closets and a private ensuite. The fully finished basement offers convenient access from the garage and expands your living space with a large rec room, laundry area, and an oversized guest bedroom featuring a walk-in closet and its own ensuite. Outside, the mature yard is fully fenced and landscaped with a shed for additional storage, and the sunroom allows you to enjoy natural light year-round. This move-in ready home offers space, functionality, and the opportunity to enjoy the quiet, small-town lifestyle that makes Sexsmith so desirable.