

# \$539,900 - 10404 103 Avenue, Sexsmith

MLS® #A2214653

**\$539,900**

6 Bedroom, 4.00 Bathroom, 1,402 sqft

Residential on 0.13 Acres

NONE, Sexsmith, Alberta

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!

Built in 2015

## Essential Information

MLS® #	A2214653
Price	\$539,900
Bedrooms	6
Bathrooms	4.00



Full Baths	4
Square Footage	1,402
Acres	0.13
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	10404 103 Avenue
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Closet Organizers, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 26th, 2025
-------------	----------------

Days on Market     102  
Zoning                R-2

**Listing Details**

Listing Office        Royal LePage - The Realty Group

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.