

# \$454,900 - 9703 101b Avenue, Sexsmith

MLS® #A2228504

**\$454,900**

5 Bedroom, 3.00 Bathroom, 1,350 sqft  
Residential on 0.09 Acres

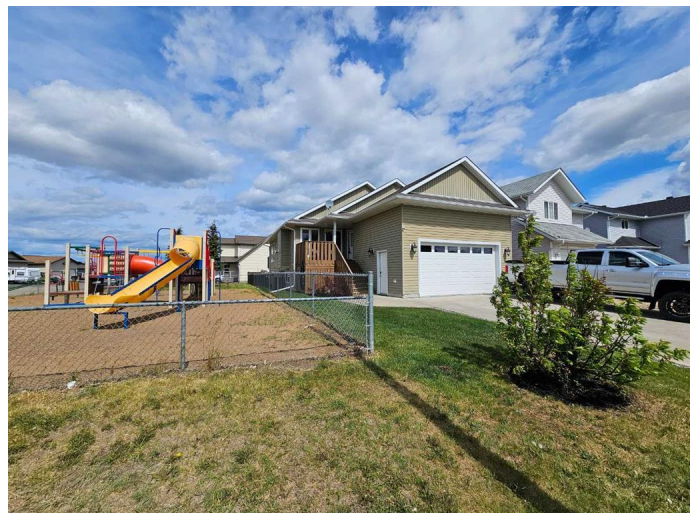
NONE, Sexsmith, Alberta

This beautiful bungalow is loaded with extras you won't find in every home. The main floor boasts a bright, open-concept layout with vaulted ceilings, a cozy gas fireplace in the living room, and a stunning kitchen featuring an island, soft-close cabinetry, and modern finishes. Convenient main floor laundry and patio doors lead to a spacious, three-tiered deck with a gas hookup for your barbecue—perfect for entertaining. The main level also offers three generous bedrooms, including a primary suite with a full ensuite and its own patio doors to the deck. And there is another full bathroom on main level.

Downstairs, the fully developed basement is ideal for family living and entertaining. It features a wet bar, a home theatre area with a built-in entertainment unit that's projector-ready, a large rec room, two oversized bedrooms, a full bathroom, and a great storage room with lots of shelving. Basement has in-floor heat and the home also has AC.

New appliances within 5 years include stove, washer and dryer, as well as hot water tank. The double garage is fully finished and equipped with radiant heat. Located right next to a park, this is truly an exceptional family home that is very well maintained and combines comfort, space, and convenience.

Built in 2009



## Essential Information

MLS® #	A2228504
Price	\$454,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,350
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	9703 101b 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	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	1
Zoning	RESIDENTIAL

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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