

**10403 103 Avenue**  
**Sexsmith, Alberta**

**MLS # A2194249**



**\$527,400**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,980 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Fiberglass, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** none

5 year old 1980 sqft fully developed 2 Story 4 bed 3.5 bath home with a MASSIVE 26'X30' HEATED GARAGE, backing onto greenspace in Sexsmith! This no carpet home welcomes you in to the main floor with towering ceilings in the living room which connects to the open concept layout throughout the kitchen and dining area featuring quartz counters. The main floor also has a main floor laundry area, 1/2 bath, gas fireplace and a door that leads to the deck. Upstairs you will find the 3 huge bedrooms and 2 bathrooms including the 5 star master retreat. The master bedroom is expansive and is large enough for a king sized bed plus a sitting area. It also features a gorgeous ensuite with dual sinks, a soaker tub and a 5' tile shower. The master walk in closet is 13' deep and easily fits all your wardrobe needs. The whole home is finished with easy to clean vinyl plank flooring. The fully finished walk our basement has a rec room, a roomy bedroom and a full 4 piece bathroom. The large yard backs onto greenspace and there is a trail running beside it and the home is located in a dead end street across from a kids park. The extra big driveway is large enough to park an RV and easily fits 4 vehicles. The 26'x30' garage has 2 extra wide doors, and is fully painted, insulated and heated and has a 220v plug! If you are looking for a newer home in Sexsmith in great condition and exceptional location this place needs a visit from you.