

9708 99 Avenue
Sexsmith, Alberta

MLS # A2206121



\$359,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,440 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rect		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-2
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows		
Inclusions:	n/a		

This adorable bungalow in the heart of Sexsmith has all the charm AND all the upgrades! Let us begin with the upgrades: 2025 - Half bath remodel 2024 - Triple pane windows throughout entire house 2023 - Front picture window 2022 - Parging around entire house 2021 - Air Conditioning installed 2021 - New furnace 2021 - New shingles, siding, soffit, eavestrough, fascia, trim 2021 - New wrap-around deck and enclosed sunroom 2020 - New dishwasher 2018 - New flooring on main level 2015 - New hot water tank 2012 - New front door 2012 - Main bathroom remodel 2010 - New washer / dryer early 2000's - Wood burning stove installed (WETT Certified) and never used On the main level you will find a spacious kitchen with plenty of beautiful cabinetry. Flow through to your dining room, then seamlessly into your bright living area. Off the side door / bootroom, you will find your main level laundry room, additional storage plus a recently remodelled half bath. Down the closet-lined hallway you will find three bedrooms and a full bathroom. There is no shortage of storage in this home! Downstairs you have two additional bedrooms and a full bathroom, as well as a wide open living room adorned with a wood burning stove. You have even more storage down here with a cold room tucked off into the corner. The backyard features a single attached garage heated with a gas furnace, equipped with 220V AND a phone line. There is RV parking and several parking spaces off the back alley for all your family vehicles and toys. Sexsmith is a charming community, perfect for a bustling family. Call your trusted Realtor today and have them tour you around!