

# \$415,000 - 9204 102nd Avenue, Sexsmith

MLS® #A2251303

**\$415,000**

5 Bedroom, 3.00 Bathroom, 1,152 sqft

Residential on 0.11 Acres

NONE, Sexsmith, Alberta

An opportunity to own a beautiful family home with plenty of appeal. This fully developed home offers 2 bedrooms on the main floor, including a primary suite with an ensuite. The bright living room is filled with natural light and features vaulted ceilings. The kitchen is well laid out with ample cabinetry and opens to the dining area, where patio doors lead to a 10-foot balcony overlooking the lake and walking paths. The fully finished lower level includes 2 spacious bedrooms, a full bathroom, a large recreation room with a stone feature wall, and a generous utility room. Outside, the yard is fenced and has several raised garden boxes (mostly tomatoes), storage under the balcony, if you wish. Recent updates include a newer hot water tank and a refreshed downstairs bathroom. The attached double garage offers excellent storage and convenient direct access to the main floor. Located close to schools and all the amenities Sexsmith has to offer, this home truly shows pride of ownership.

Built in 2006

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2251303  |
| Price      | \$415,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Square Footage | 1,152       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 9204 102nd Avenue               |
| Subdivision | NONE                            |
| City        | Sexsmith                        |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 3C0                         |

### **Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### **Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | High Ceilings, Laminate Counters, Sump Pump(s)          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | None                   |
| Lot Description   | Cul-De-Sac, Landscaped |
| Roof              | Asphalt Shingle        |
| Construction      | Stone, Vinyl Siding    |
| Foundation        | Poured Concrete        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 34                |

Zoning

R-1

## **Listing Details**

Listing Office

All Peace Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.