

\$364,000 - 9113 100 Avenue, Sexsmith

MLS® #A2220205

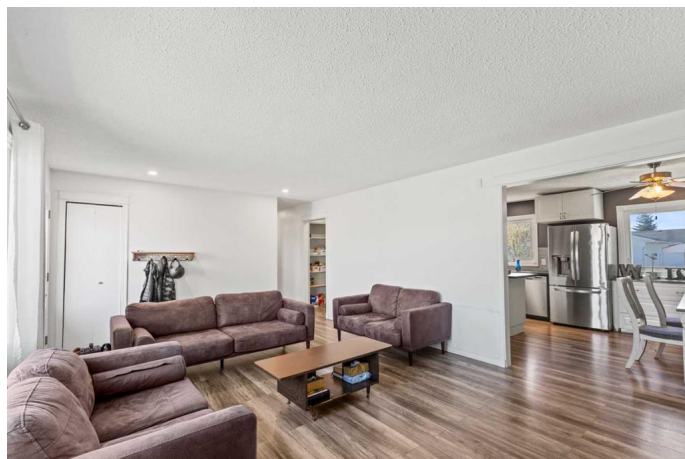
\$364,000

5 Bedroom, 3.00 Bathroom, 1,092 sqft

Residential on 0.17 Acres

NONE, Sexsmith, Alberta

Nestled on a spacious lot in the heart of Sexsmith, this charming bungalow offers a perfect blend of comfort, efficiency, and convenience. With great curb appeal and a prime location right beside a park, this home is an ideal choice for families or anyone seeking a peaceful, well-maintained property. Step inside to a beautifully updated kitchen featuring sleek white cabinets, a large island, and newer stainless steel appliances, offering ample storage with pot drawers and a pull-out lazy Susan. The large, sunlit living room showcases durable laminate flooring, creating an inviting space for relaxation. Three main-floor bedrooms include a primary suite with a convenient 2-piece ensuite. The fully developed basement extends your living space, featuring a generous family room, two additional bedrooms, a storage room, and a 3-piece bathroom. This property also boasts a detached 1.5-car heated garage and a shed, providing ample storage and parking options. Modern comforts are guaranteed with updated triple-pane windows upstairs and double-pane windows downstairs, as well as newer shingles and a recently replaced furnace. A standout feature is the extensive 19-panel solar system, installed mid 2024, generating an impressive 9,000 kWh annually—equivalent to well over \$2,000 in energy savings per year. This system is backed by a 25-year warranty, ensuring long-term savings and peace of mind. Don't miss the opportunity to own this beautifully updated, energy-efficient home in a



fantastic location. Call today!

Built in 1972

Essential Information

MLS® #	A2220205
Price	\$364,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,092
Acres	0.17
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9113 100 Avenue
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Solar Tube(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Central
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Other
Lot Description Back Lane, Street Lighting
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed May 12th, 2025
Days on Market 41
Zoning RS

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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