

**10232 93 Street**  
**Sexsmith, Alberta**

**MLS # A2140130**



**\$459,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Modified Bi-Level  |               |                   |
| <b>Size:</b>     | 1,656 sq.ft.   | <b>Age:</b>   | 2013 (11 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached                            |               |                   |
| <b>Lot Size:</b> | 0.13 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Views |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Partially Finished, Walk-Out To Grade  | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed  | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks |                   |     |

**Inclusions:** Garage Heater

2013 BUILT ORIGINALLY OWNED IMMACULATE HOME WITH HEATED GARAGE + NO REAR NEIGHBORS! Situated on quiet street in Forest Grove subdivision in lovely Sexsmith. As you pull up to your new home you will appreciate the grand driveway with no lack of space for parking adequate vehicles or better yet your RV! Large tiled entry way welcomes you into your new home, heading up a couple stairs welcomes you into the popular open concept between the kitchen, dining and living room. Kitchen hosts ample counter + cabinet space, kitchen island, and must have pantry. Dining allows for a table of any shape and size for all occasions. Livingroom is complimented nicely with hardwood floors, and gas fireplace. Remainder of main floor is made up of two bedrooms, and full bathroom. Heading up to the master bedroom above the garage, with a walk in closet and 5 piece master en-suite including jet tub, his and her sinks and shower. Desired walk out basement, drywalled and awaiting the final touches anyway your heart desires. Back yard is a good size, and private with no rear neighbors, with a nice deck great for BBQ season. Book your viewing today on this stunning home as it will certainly please.