

**9990 105 Street**  
**Sexsmith, Alberta**

**MLS # A2163381**



**\$429,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,419 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Landscaped, Tree		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

New Listing in Rycroft Ridge! This beautiful 2-storey home has a double attached garage, RV parking and no rear neighbours! This home has been beautifully decorated inside and out as you're greeted with a gorgeous teal cedar screen door, the main level has a walk through powder room from the garage and the main entrance a real bonus when entertaining guests or coming home from a long day. There is a private boot room for the family to utilize from the garage door, keeping all the daily boots and shoes in order. You will find a large oversized pantry on the main level, along with ample room for family and friends to enjoy their time with you. RV parking to the west, and no rear neighbours truly makes this in town home feel like apart of the country side. Upstairs, 3 bedrooms, 2 bathrooms, and laundry. The primary fits a king sized bed with room to spare and the ensuite makes personal self care a treat. The basement is mostly finished, with a workout room and an open area for kids to play. This home has been meticulously cared for, top and bottom and is ready for the next owner to enjoy. Roof, windows and siding 2022, 60 gal HWT 2022 and furnace 2022