

# \$364,000 - 9113 100 Avenue, Sexsmith

MLS® #A2220205

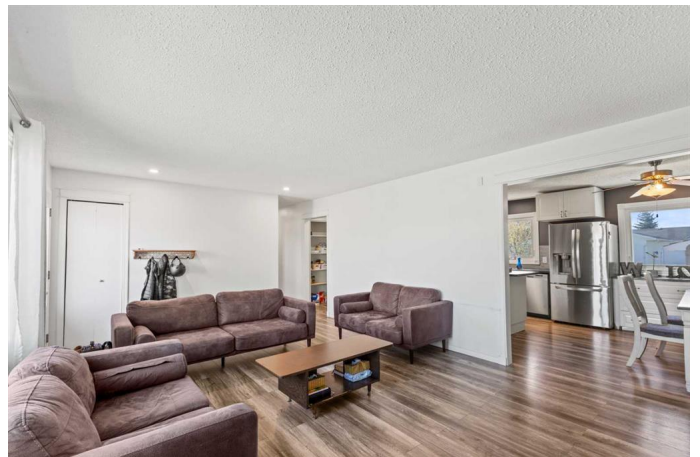
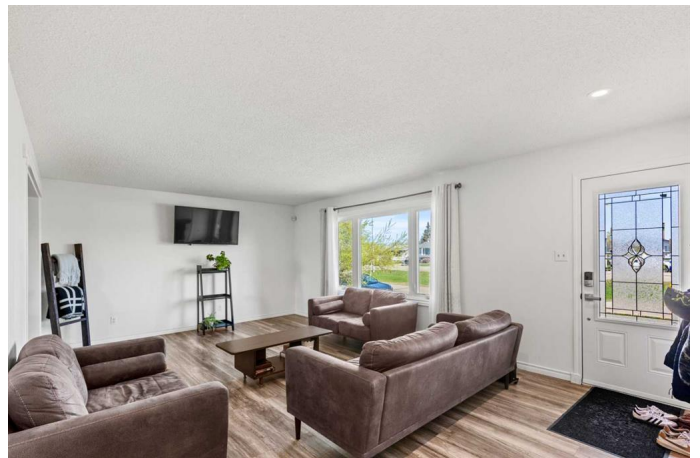
**\$364,000**

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
<b>Exterior</b>	
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	56
Zoning	RS

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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