



**9913 104 Street
Sexsmith, Alberta**

MLS # A1001710



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	-		
Size:	1,165 sq.ft.	Age:	2002 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Attached, Attached Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Street Lighting, Near Golf Course		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	res
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: Fridge, Stove, Dishwasher, Washer/Dryer, BBQ, gdo & remotes, all blinds, fire pit, green house, built in microwave

A rare find, this bungalow in desirable Rycroft Ridge features 4 bedrooms (2 upstairs and 2 downstairs) and 2.5 bathrooms (family bath with jetted tub, ensuite for the master bedroom and half bath downstairs is roughed in for an easy shower install). This spacious home (approx 1170 sq ft.) features many updates including; fridge, oven, dishwasher and dryer are all less than 3.5 years old. Common areas upstairs and down have all been freshly painted. Furnace was rebuilt in 2019 and hot water heater is 5 years old. Kitchen has new counter tops, sink and faucet. This home is built of ICF to the rafters making it sound proof, energy efficient, mold/pest resistant. This home also has a finished electric heated garage and is plumbed in for natural gas heat. The back yard is spacious with a beautiful view overlooking the ball fields and hills beyond that can be enjoyed from the covered porch.