



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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9113 100 Avenue  
Sexsmith, Alberta

MLS # A2220205



\$364,000

|             |  |            |    |
|-------------|--|------------|----|
| Heating:    | Central  | Water:     | -  |
| Floors:     | Laminate, Vinyl                                | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                | Condo Fee: | -  |
| Basement:   | Finished, Full                                 | LLD:       | -  |
| Exterior:   | Vinyl Siding                                   | Zoning:    | RS |
| Foundation: | Poured Concrete                                | Utilities: | -  |
| Features:   | Ceiling Fan(s), No Smoking Home, Solar Tube(s) |            |    |
| Inclusions: | Window Coverings                               |            |    |

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!