

**10132 98A Street**  
**Sexsmith, Alberta**

**MLS # A2177615**



**\$305,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Split Level		
<b>Size:</b>	918 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Lake		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** None

Wonderful bi-level in a quiet Sexsmith cul-de-sac backing onto a lake! The east facing back yard is private, has no rear neighbors, and provides a majestic view of the lake. Walking/biking paths, big Alberta sky, and brilliant northern lights await you. The open concept kitchen/living room is bright and immaculately maintained with vaulted ceiling and large windows. The main level offers one main bedroom, and one primary bedroom c/w door to rear deck for morning coffee and watching the sun rise. There is also a 4-piece bathroom. The lower level has been fully developed with two bedrooms, 3-piece bathroom including a stand-up shower. The downstairs family room is huge with 9-foot ceilings, large windows, and comes pre plumbed if you'd like to consider a gas fireplace or a second kitchen as the basement area has a locking door and laundry is accessible to both upper and lower floors. Double concrete driveway and flower gardens to the front, fenced backyard, and 8 x14 deck await! This is a must see.