

**10018 105 Street**  
**Sexsmith, Alberta**

**MLS # A2189971**



**\$369,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,006 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Res
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Storage, Sump Pump(s)		

**Inclusions:** 3- t.v mounts

Location Location Location! This very well maintained home is located in the Rycroft Ridge area of Sexsmith! Imagine sitting at your dining room table or on the West facing deck, enjoying the open prairie view and gorgeous sunsets! This home features a large galley kitchen with plenty of cupboard and counter space. You will find a good sized family room and 2 bedrooms on the main floor with a large walk in closet in the master bedroom as well as your own access to the main floor bathroom creating an ensuite and main floor Laundry. Downstairs you will find two more large bedrooms, a full bathroom and a large entertainment / rec area. The back yard features a next deck with natural gas BBQ hookup. Flower beds around the fenced yard and a new sandbox for the kids! The heated attached 24x24 garage and ready for your toys and vehicles! This home is immaculate and ready to move into. Don't miss the opportunity to own this great family home! Call for a viewing today.