

9221 101 Avenue  
Sexsmith, Alberta

MLS # A2303820



**\$299,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	25-73-6-W6
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, See Remarks		

**Inclusions:** Shed, Basement Freezer

Welcome to this 4-level split home located in a quiet area of Sexsmith, set on a spacious pie-shaped lot just steps from a children's park. Offering a great mix of privacy, space, and flexibility, the property features mature trees, a long driveway, and a detached 16' x 24' garage, ideal for parking, storage, or a workshop. The home's main level offers a bright, open living space with large windows and hardwood flooring through the living and dining areas. The dining area flows into the kitchen and provides access to a rear entrance for added convenience. Upstairs you'll find three good-sized bedrooms, including a primary with ample closet space, along with a full bathroom. The third level is highly versatile, currently set up with two rooms and a den (converted from a large rec room). One room works well as a bedroom (no closet), while the other suits an office or library, with the option to convert back or reopen the space into a large family room. A half bath with laundry completes this level. The fourth level is fully developed with a large open room, perfect for a home office, gym, or media space; with potential to add another bedroom by installing a window. There's also a storage room and a spacious utility area suitable for a workshop. Outside, enjoy a private yard with mature landscaping and a large ground-level deck perfect for relaxing or entertaining. A functional layout with plenty of flexibility and future potential makes this a great opportunity in a desirable small-town setting.