

# \$469,900 - 9912 104 Street, Sexsmith

MLS® #A2211643

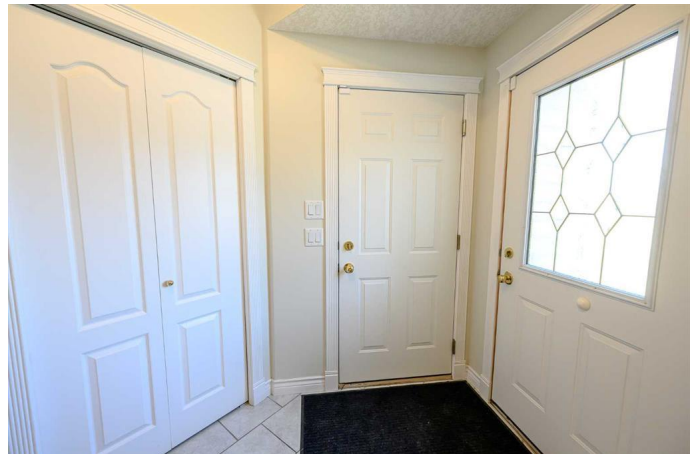
**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,399 sqft

Residential on 0.16 Acres

NONE, Sexsmith, Alberta

Beautifully Updated Bi-Level in Rycroft Ridge with Oversized Heated Garage, Fully Finished Basement & RV Parking! Located in the welcoming community of Sexsmith, this fully developed bi-level offers the perfect combination of space, comfort, and functionality. The main floor features a bright open-concept layout with white cabinetry and appliances in the kitchen, ideal for entertaining or family living. You'll love the spacious primary suite with a 3-piece ensuite and walk-in closet, along with two additional bedrooms and a full bath on the main level. The newly developed basement adds even more living space with a 4th bedroom, another full bathroom, and multiple large rec areasâ€”perfect for a home gym, movie room, or kidsâ€™™ play space. Outside, enjoy a landscaped and fully fenced backyard, complete with a deck, and rock-scaped front yard with river rock for low maintenance. Bonus features include a 36-foot RV parking spot and an oversized 27x28 heated garage with two 8x10 overhead doorsâ€”plenty of space for vehicles, storage, or hobbies. Recent updates include architectural shingles, fresh paint, newer appliances, a hot water tank, and fresh basement development. All of this is set in Sexsmith, Albertaâ€”a charming small town just 10 minutes from Grande Prairie, offering schools, parks, trails, a spray park, medical services, local shops, and a strong sense of community. A perfect home in a place where families thrive!



Built in 2003

## Essential Information

MLS® #	A2211643
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,399
Acres	0.16
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	9912 104 Street
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

## Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 14th, 2025
Days on Market	26
Zoning	R1

**Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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