

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

MLS® #A2211643

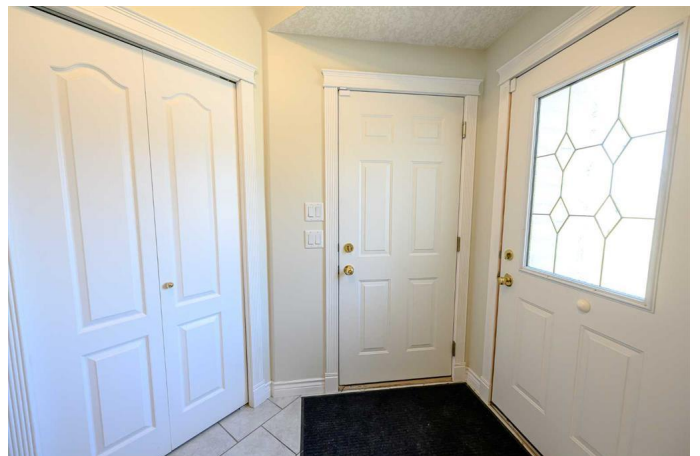
**\$469,900**

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 | 33               |
| Zoning         | R1               |

**Listing Details**

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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