

9701 97 Street
Sexsmith, Alberta

MLS # A2224069



\$409,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,495 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-73-6-W6
Exterior:	Stucco	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: GDO & controls, title insurance

Move-in Ready! This beautifully updated bi-level home features a distinctive layout that includes a sunken living room, main floor laundry, and a fully finished basement. Ideally situated in a desirable Sexsmith neighborhood, the property backs onto a serene ravine—offering privacy with no rear neighbors—and is just a short walk from local schools, making it perfect for families. With 4 spacious bedrooms and 3 full bathrooms, there’s room for everyone. The main floor showcases a solid oak kitchen with an island and extra seating, a bright open-concept living area with a cozy gas fireplace, and a generous primary suite complete with a walk-in closet and a spa-inspired ensuite. A second bedroom is also located on this level for added convenience. Downstairs, the fully developed basement offers a large family room with a bar area—ideal for entertaining guests or enjoying a quiet evening at home. Two well-sized bedrooms, a full 4-piece bathroom, and a large storage area complete the lower level. Outside, the fully fenced and landscaped yard provides a peaceful retreat, with a private deck overlooking the tranquil ravine. Additional features include ample parking for RVs or recreational vehicles. Pride of ownership is evident throughout this warm and inviting home. This is a rare opportunity in a fantastic location—come see it for yourself!