

**9603 97 Street
Sexsmith, Alberta****MLS # A2228336****\$599,900**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,960 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Gentle Sloping, La		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters		

Inclusions: lappa-Grill house

This beautifully maintained 1.5-storey home is located in the charming community of Sexsmith, just 20 minutes from Grande Prairie, and backs onto a peaceful creek with walking trails, offering privacy, beauty, and a close connection to nature. Step inside and you're welcomed by soaring 22-foot ceilings and a bright front living room where a trio of tall windows, including an arched centre window, fills the space with natural light. The layout wraps around the central staircase, creating a connected and flowing main floor that works beautifully for both daily life and entertaining. The kitchen offers vaulted ceilings, oak cabinetry, a raised eat-up bar, and generous cabinetry and counter space! Whether you're cooking dinner or hosting a get-together, this space is designed to make life easier and more enjoyable. On one side, the kitchen opens to a second living area with a gas fireplace, backyard-facing windows, and garden doors leading to the covered portion of a two-tier deck—perfect for summer barbecues, relaxing in the shade, or keeping an eye on the kids and pets in the fenced yard. On the other side, the formal dining room features more soaring ceilings and a large arched window, offering a bright, comfortable space for family meals or hosting guests. Also on the main floor is a tiled office with patio doors that open to the backyard. Whether you're working from home, meeting clients, or simply want to enjoy a quiet break with fresh air and greenery, this space offers flexibility and even potential as a private business entrance. A convenient half bath and a laundry room with storage complete this level. Upstairs, the spacious primary suite includes a walk-in closet and a large ensuite with a corner jetted tub, separate shower, and oversized vanity. Patio doors from the primary bedroom lead directly to the upper level of the deck, giving you a private

outdoor space to enjoy your morning coffee or unwind at the end of the day. Two more bedrooms and a full bathroom complete the upper floor. The fully finished basement adds even more flexibility with a fourth bedroom, half bath, electric fireplace, wet bar, and two sitting areas that are perfect for guests, teens, games, or movie nights. Outside, the yard features cement paver patios, a storage shed, and one of the home's most unique features: a Lappa grill house. Finished with wood interior, a central grill, wood-burning fireplace, and built-in eat-up bar, this one-of-a-kind structure creates a comfortable, all-season place to gather, dine, and make memories! The finished, heated garage includes in-floor heating and a 220V outlet. Updates include shingles (2021), decks (2018), eavestroughs (2016), hot water tank (2023), and washer and dryer (2022). This is a home with thoughtful design, flexible space, and standout features you won't find everywhere. Call your REALTOR® today to book a private showing.