

**10403 103 Avenue
Sexsmith, Alberta**

MLS # GP208918



\$474,900

Division:	Sexsmith		
Type:	House		
Style:	2 Storey		
Size:	1,900 sq.ft.	Age:	2018 (1 yrs old)
Beds:	3 up / 1 down	Baths:	3 full / 1 half
Possession:	Immediate		
Garage:	Attached, Double, Heated		
Driveway:	Concrete, Triple		

Heating:	Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	\$ 5,044
Basement:	Full/w Walkout	Condo Fee:	-
Exterior:	Stone, Vinyl	Lot Fee:	-
Land:	-	Maintenance Fee:	-
Features:	Countertop(s)-Granite, Deck, Ensuite, Fireplace - Gas, Laundry-Main Floor, Non-Smoking Home, Pet-Free Home		

Inclusions: \$5000 appliance allowance, 10x14 deck & stairs, garage heater & GDO

Fully Developed Brand New 2 story Home in Sexsmith by Premier North Builders ready for immediate possession! This roomy 1900 sqft plan has an amazing location, its located at the end of a dead end street, it backs onto green space and is right across the street from a kids park. The home is finished with high end vinyl plank flooring throughout for easy cleaning and maintenance. The main floor features 16' high ceilings in the living room, gas fireplace, rich kitchen cabinetry & quartz counter tops. There is a 10x14 deck with stairs that lead to the yard. The main floor also has a half bath and a laundry room. Upstairs there are 3 roomy bedrooms. The master bedroom is huge and will easily fit a king sized bed and leave room for a sitting area. The master walk in closet is huge and has a his and hers area, the ensuite features a tile walk in shower, soaker tub and dual sinks. The garage was built with trucks in mind, its 30' wide and has 2 10' wide doors.