

# \$359,900 - 9605 97 Street, Sexsmith

MLS® #A2237639

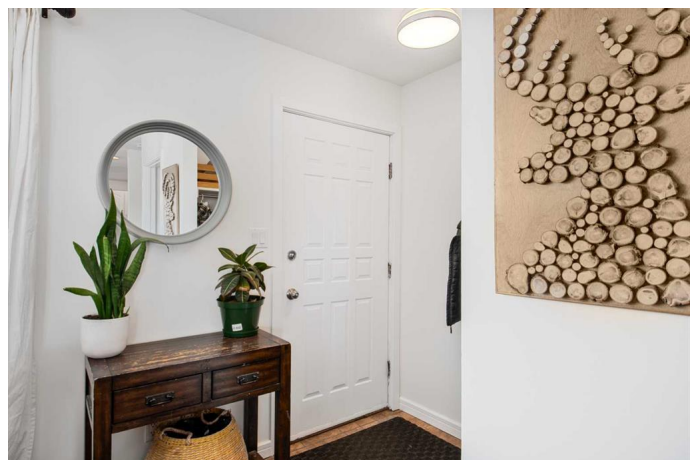
**\$359,900**

5 Bedroom, 3.00 Bathroom, 1,181 sqft

Residential on 0.17 Acres

NONE, Sexsmith, Alberta

Welcome to this comfortable 5 bedroom, 3 bathroom family home located in the charming community of Sexsmith. With four levels of thoughtfully designed living space, this home offers room to grow, gather, and enjoy everyday life. The main level of the home features a large open-concept layout filled with natural light. At the heart of the home is a spacious kitchen with a big island, perfect for meal prep, casual dining, or hosting family and friends. The kitchen flows seamlessly into the dining and living areas, with easy access to the back deck and private yard. Up a few stairs, you'll find an updated bathroom and three generous bedrooms, including the primary suite complete with dual closets and a private 2-piece ensuite. The third level offers a versatile rec room, a fourth bedroom, and a spacious laundry/storage room. While the lowest level includes a fifth bedroom with a 3-piece ensuite, a cozy family room with a fireplace, and a dedicated cold room for extra storage. Outside, enjoy the beautifully private treed backyard, featuring a two-tier deck, a large shed, and a charming two-storey playhouse. The 14x20 detached garage and paved driveway provide ample parking. Plus, the yard backs onto a treed walking trail with no rear neighbors offering peace, privacy, and a perfect outdoor escape. Conveniently located within walking distance to Sexsmith's elementary and high schools, the arena, and playgrounds, this home is ideal for families looking to settle in a friendly, quiet



community. Don't miss the opportunity to make this home your own. Book your private showing today!

Built in 1981

**Essential Information**

MLS® #	A2237639
Price	\$359,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,181
Acres	0.17
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	9605 97 Street
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

**Amenities**

Parking Spaces	4
Parking	Driveway, Heated Garage, Single Garage Detached, Paved
# of Garages	1

**Interior**

Interior Features	Bookcases, Built-in Features, Kitchen Island, Pantry, Recessed Lighting, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance Landscape, No Neighbours Behind, Treed
Roof	Metal
Construction	Mixed, Stucco, Wood Siding
Foundation	Wood

## Additional Information

Date Listed	July 7th, 2025
Days on Market	1
Zoning	R-1 Single Family Residen

## Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.