

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

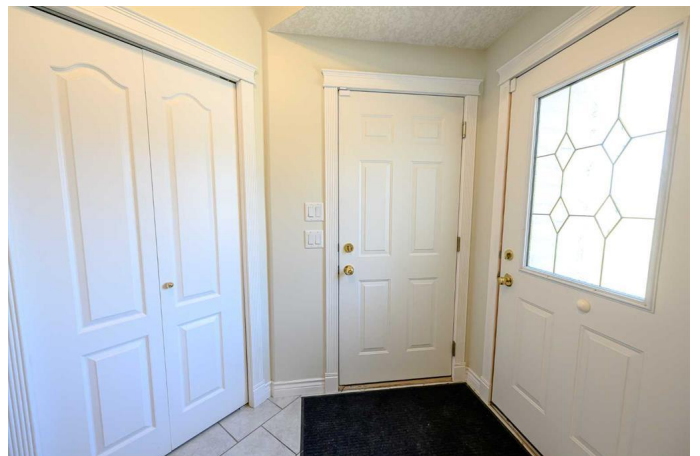
MLS® #A2211643

**\$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 areas—perfect for a home gym, movie room, or kids'™ 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 doors—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, Alberta—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	6
Zoning	R1

## Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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