

**9402 103 Street
Sexsmith, Alberta**

MLS # A2232538



\$559,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,646 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Heated Driveway, Insulated, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Gentle Sloping, Landscaped, Lawn, Low Maintenance La		

Heating:	Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Mixed, Vinyl Siding	Zoning:	R2
Foundation:	ICF Block, Poured Concrete	Utilities:	Fiber Optics, Garbage Collection, High Speed Internet
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	All Window Coverings		

Nestled in one of Sexsmith's most sought-after neighbourhoods, Painted Sky. This executive two-storey home (built in 2014) invites you, where elegance meets comfort. A generous 6,052 sqft lot features a finished basement with ICF foundation for home efficacy, a triple attached garage with RV plug-in, and an 8x10 concrete-floored shed—perfect for hobbies or gear storage. Inside, discover a bright, open-concept layout with high ceilings, a kitchen island, pantry, quartz and stone countertops, vinyl plank flooring, gas fireplace, upper-level laundry, and walk-in closets. Best of all, central air for year-round comfort and the house is fibre-optic ready. But what truly makes this house special? The sunsets. These sellers will tell you they're the hardest thing to leave behind—those prairie skies painted in breathtaking hues through every season. And it's not just the sky that shines—Sexsmith itself is a vibrant, growing town of about 2,427 residents, celebrated for its rich grain-farming history. Heritage downtown with vintage train station and museum. Excellent early child care, schools and post-secondary all within walking distance. Seasonal farmer market and both summer and winter festivals. Families enjoy walking trails, playgrounds, a skate park, splash pad, ball diamonds, gymnastics, hockey arena, and a very active curling club. You will notice the welcoming community spirit right away. This home offers small-town charm with big-city convenience. Don't miss out on a slice of prairie paradise—spectacular sunsets included!