

\$409,900 - 9701 97 Street, Sexsmith

MLS® #A2224069

\$409,900

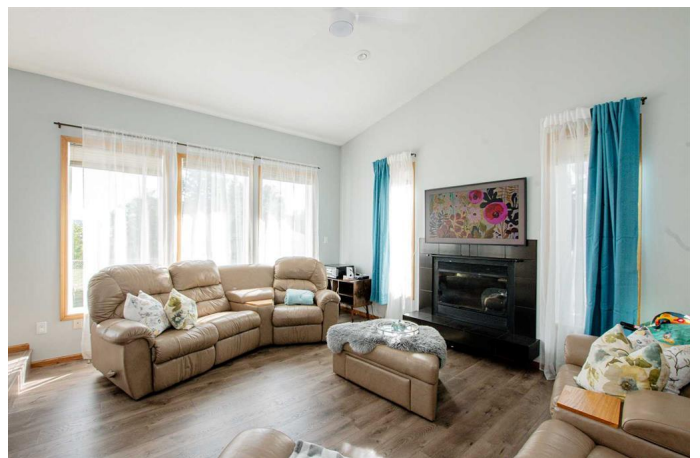
4 Bedroom, 3.00 Bathroom, 1,495 sqft

Residential on 0.17 Acres

NONE, Sexsmith, Alberta

Move-in Ready! This beautifully updated bi-level home features a distinctive layout that includes a sunken living room, main floor laundry, and a fully finished basement. Ideally situated in a desirable Sexsmith neighborhood, the property backs onto a serene ravine—offering privacy with no rear neighbors—and is just a short walk from local schools, making it perfect for families. With 4 spacious bedrooms and 3 full bathrooms, there's room for everyone. The main floor showcases a solid oak kitchen with an island and extra seating, a bright open-concept living area with a cozy gas fireplace, and a generous primary suite complete with a walk-in closet and a spa-inspired ensuite. A second bedroom is also located on this level for added convenience. Downstairs, the fully developed basement offers a large family room with a bar area—ideal for entertaining guests or enjoying a quiet evening at home. Two well-sized bedrooms, a full 4-piece bathroom, and a large storage area complete the lower level. Outside, the fully fenced and landscaped yard provides a peaceful retreat, with a private deck overlooking the tranquil ravine. Additional features include ample parking for RVs or recreational vehicles.

Pride of ownership is evident throughout this warm and inviting home. This is a rare opportunity in a fantastic location—come see it for yourself!



Built in 1994

Essential Information

MLS® #	A2224069
Price	\$409,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,495
Acres	0.17
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	9701 97 Street
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	None
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Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Stucco
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Foundation	Poured Concrete
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Additional Information

Date Listed	May 26th, 2025
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Days on Market	5
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Zoning	RES
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Listing Details

Listing Office	RE/MAX Grande Prairie
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