

# \$579,900 - 9603 97 Street, Sexsmith

MLS® #A2228336

**\$579,900**

4 Bedroom, 4.00 Bathroom, 1,960 sqft

Residential on 0.18 Acres

NONE, Sexsmith, Alberta

**PRICE ADJUSTED!! SELLERS MOTIVATED!!**

This beautifully maintained 1.5-storey home is located in the charming community of Sexsmith, just 20 minutes from Grande Prairie, and backs onto a peaceful creek with walking trails, offering privacy, beauty, and a close connection to nature. Step inside and youâ€™re welcomed by soaring 22-foot ceilings and a bright front living room where a trio of tall windows, including an arched centre window, fills the space with natural light. The layout wraps around the central staircase, creating a connected and flowing main floor that works beautifully for both daily life and entertaining. The kitchen offers vaulted ceilings, oak cabinetry, a raised eat-up bar, and generous cabinetry and counter space! Whether youâ€™re cooking dinner or hosting a get-together, this space is designed to make life easier and more enjoyable. On one side, the kitchen opens to a second living area with a gas fireplace, backyard-facing windows, and garden doors leading to the covered portion of a two-tier deckâ€”perfect for summer barbecues, relaxing in the shade, or keeping an eye on the kids and pets in the fenced yard. On the other side, the formal dining room features more soaring ceilings and a large arched window, offering a bright, comfortable space for family meals or hosting guests. Also on the main floor is a tiled office with patio doors that open to the backyard. Whether you're working from home, meeting clients, or simply want to enjoy a quiet break



with fresh air and greenery, this space offers flexibility and even potential as a private business entrance. A convenient half bath and a laundry room with storage complete this level. Upstairs, the spacious primary suite includes a walk-in closet and a large ensuite with a corner jetted tub, separate shower, and oversized vanity. Patio doors from the primary bedroom lead directly to the upper level of the deck, giving you a private outdoor space to enjoy your morning coffee or unwind at the end of the day. Two more bedrooms and a full bathroom complete the upper floor. The fully finished basement adds even more flexibility with a fourth bedroom, half bath, electric fireplace, wet bar, and two sitting areas that are perfect for guests, teens, games, or movie nights. Outside, the yard features cement paver patios, a storage shed, and one of the home's most unique features: a Lappa grill house. Finished with wood interior, a central grill, wood-burning fireplace, and built-in eat-up bar, this one-of-a-kind structure creates a comfortable, all-season place to gather, dine, and make memories! The finished, heated garage includes in-floor heating and a 220V outlet. Updates include shingles (2021), decks (2018), eavestroughs (2016), hot water tank (2023), and washer and dryer (2022). This is a home with thoughtful design, flexible space, and standout features you won't find everywhere. Call your REALTOR® today to book a private showing.

Built in 1996

**Essential Information**

MLS® #	A2228336
Price	\$579,900
Bedrooms	4
Bathrooms	4.00
Full Baths	2

Half Baths	2
Square Footage	1,960
Acres	0.18
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9603 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	High Ceilings, Laminate Counters
Appliances	Dishwasher, Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Garden, Gentle Sloping, Landscaped, No Neighbours Behind, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  June 6th, 2025

Days on Market            97

Zoning                        R

### **Listing Details**

Listing Office               RE/MAX Grande Prairie

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