

# \$559,900 - 9402 103 Street, Sexsmith

MLS® #A2232538

**\$559,900**

4 Bedroom, 4.00 Bathroom, 1,646 sqft

Residential on 0.14 Acres

NONE, Sexsmith, Alberta

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 8'—10' 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. Donâ€™t miss out on a slice of prairie paradiseâ€”spectacular sunsets included!

Built in 2014

**Essential Information**

MLS® #	A2232538
Price	\$559,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,646
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	9402 103 Street
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3C0

**Amenities**

Utilities	Fiber Optics Available, Garbage Collection, High Speed Internet Available
Parking Spaces	6
Parking	Garage Door Opener, Triple Garage Attached, Heated Driveway, Insulated
# of Garages	3

**Interior**

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Stone Counters, Sump Pump(s), Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Oven, Tankless Water Heater
Heating	Forced Air, Natural Gas, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting, Gentle Sloping
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete, ICF Block

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	12
Zoning	R2

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

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.