



GRASSROOTS
REALTY GROUP

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**10009 99 Street
Sexsmith, Alberta**

MLS # A2241764



\$165,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,360 sq.ft.	Age:	1943 (82 yrs old)
Beds:	5	Baths:	1
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Perimeter Wall	Utilities:	-
Features:	High Ceilings		

Inclusions:	N/A
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Older 1 & 1/2 storey home close to downtown Sexsmith. This home has 4 bedrooms, 1 bath and a main floor laundry room. It sits on a large 60 x 130 lot, the asphalt shingle roofing is only 8 years old, some reno's have been done, a perfect opportunity to finish the reno's and move in. Call today for your own private viewing before it's gone.