



GRASSROOTS
REALTY GROUP

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9118 99A Avenue
Sexsmith, Alberta

MLS # A2245794



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	950 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low Ma		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: n/a

Welcome to the charming and family-friendly community of Sexsmith, where this spacious bungalow sits on an impressive double lot, offering room to grow, play, and create the lifestyle you've been dreaming of. With its attached garage and generous layout, this property is ready to welcome its next chapter. Inside, you'll find three bedrooms and one and a half bathrooms on the main floor, plus an additional bedroom downstairs. The lower level previously housed a bathroom, the potential is still there for a handy buyer to add value and customize the space to their needs. Some renovations have already been completed, leaving just the finishing touches to bring the home to its full potential. Located in a warm, welcoming town with schools, parks, and amenities close by, this property is ready for it's new owners to bring some fresh energy. Here's your chance to own a a great family home with a massive yard in a quaint town just 15 minutes from the City of Grande Prairie.