



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9818 97 Street
Sexsmith, Alberta

MLS # A2245938



\$275,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Front Yard, Other, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	GR
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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Looking for a bigger yard, a bit more privacy, and a price that won't break the bank? Or maybe you're ready to kick off your investment portfolio—or grow the one you've already started! This charming home in the friendly community of Sexsmith sits on a huge double lot and has all the space you've been looking for. Inside, you'll find three roomy bedrooms, a full bathroom, and plenty of charm—like tongue-and-groove ceilings, tile flooring, and original hardwood in the living room. Outside, there's a 12' x 20' detached garage, alley access, and tons of room to park your RV, add onto the property, or just enjoy the extra elbow room.