



GRASSROOTS
REALTY GROUP

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

9708 91 Street
Sexsmith, Alberta

MLS # A2246900



\$254,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	997 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

Fixer-upper with fantastic potential in the heart of Sexsmith! This 4-bedroom, 2-bathroom home sits on a quiet, family-friendly street and backs directly onto the brand new K–8 school—making it a prime location for future value. Inside, you'll find a functional layout with a living room featuring laminate flooring and three bedrooms on the main level. The fully developed basement includes a family room, a fourth bedroom, den, laundry room, 3-piece bath, and utility room—offering good amount of square footage to reimagine. This home needs updating, but it’s a solid canvas for renovations—think modern kitchen, fresh paint, new flooring, updated bathrooms, or even opening up walls to create a more open-concept main floor. The bones are here—just bring your ideas and a bit of elbow grease. Outside, the 56-foot-wide lot is fully fenced and offers plenty of space for future landscaping, a garage or shop, or backyard entertaining. Bonus: there’s space beside the home for RV parking or a second driveway. Whether you're a first-time buyer looking to build equity, a handyman ready for your next project, or an investor seeking rental potential in a growing community—this property offers unbeatable value and room to grow.