



GRASSROOTS
REALTY GROUP

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9813 91 Street
Sexsmith, Alberta

MLS # A2263843



\$315,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,018 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Insulated, Single Garage Detached, Tandem		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-73-6-W6
Exterior:	Aluminum Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Start enjoying what Sexsmith has to offer right away! Nearby schools and family amenities at your fingertips while still being close to Grande Prairie. Four bed, two bath bilevel partnered with a detached 26' X 21' garage, all on a large fenced 60' X 120' deep lot. Living room, dining and kitchen areas are spacious. A tub in each bath is a handy feature. Gas fireplace in basement family room to cozy into the fall and winter seasons. Large tiered back deck for year round outdoor enjoyment. Walking path right out the back gate. Sexsmith.ca for more information about this charming agriculture based town of about 2,600 located 20km north from Grande Prairie.