



GRASSROOTS
REALTY GROUP

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9813 99 Avenue
Sexsmith, Alberta

MLS # A2269650



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,160 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Drive Through, Driveway, Garage Faces Front, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Track Lighting		

Inclusions: N/A

4-bedroom house on a corner lot - has professionally installed hardwood flooring (2024), which extends through the main living areas and both bedrooms on the main floor. At the heart of this 4-bedroom home is a spacious kitchen featuring rich espresso cabinetry, Silstone countertops, a tiled backsplash, and stainless-steel appliances. The oversized island is perfect for baking or entertaining family and friends. Enjoy year-round comfort with central AC and a 16' x 28' detached garage, complemented by an impressive amount of exterior concrete for ample outdoor parking. The warm basement—added in 2007—features large windows, two bedrooms, and a generously sized family room, creating valuable additional living space. The home has many updates and recent improvements! Both bathrooms (main and basement) are 4-piece. Exterior upgrades include new shingles, siding, windows, decks, and window wells. Move-in ready and full of potential, this property offers a solid opportunity for a wide range of buyers—move in now—or add only a few finishing touches to make it truly shine.