

\$249,900 - 9708 91 Street, Sexsmith

MLS® #A2246900

\$249,900

4 Bedroom, 2.00 Bathroom, 997 sqft

Single Family on 0.15 Acres

N/A, Sexsmith, Alberta

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 s 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. (id:6289)

Built in 1981

Essential Information



Listing #	A2246900
Price	\$249,900
Bedrooms	4
Bathrooms	2.00
Square Footage	997
Acres	0.15
Year Built	1981
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	9708 91 Street
Subdivision	N/A
City	Sexsmith
Province	Alberta
Postal Code	T0H3C0

Amenities

Amenities	Park, Playground, Schools
Features	Back lane, No neighbours behind
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Refrigerator, Dishwasher, Stove, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Wood

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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