



9837 100A Avenue  
Sexsmith, Alberta

MLS # A2141568



**\$240,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Up/Down		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Parking Pad, Side By Side		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	25-73-6-W6
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	MF-RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance		

**Inclusions:** 2 of each: refrigerator, stove, washer, dryer

2-storey duplex with plenty of updates and 2 legal, income-generating units! This property is located in the charming community of Sexsmith, with full services of its own and a mere 20 minute drive north of the City of Grande Prairie. Rental vacancy is very low in the area with no signs of easing soon so this would be a great & economical option if you are considering being a Landlord or to add to your existing portfolio or live in one unit and rent out the other! Very spacious suites are here with each having gas and power meters, newer high efficiency furnaces, laundry and entrances. For the upper unit, the front entry leads into the huge living room with large windows, and leads to oversized dining room with character hardwood flooring. From there you can head out through the back door onto the big, covered deck and fenced yard or proceed into the kitchen with cheery white cabinets, pantry and the laundry area. Up the stairs takes you to the 3 massive bedrooms, including the just under 10' x 16'; primary with 2 closets as well as the main bathroom and handy hall closet. Downstairs unit has its own entry and is overall very spacious & bright, having living room, bedroom, dining and kitchen area with easy-clean tile flooring & neutral colours to compliment any decor. The updated kitchen has tile backsplash and crisp, white cabinets & appliances and the 4 piece bathroom has complimentary vanity and tile tub surround. There are newer style interior doors on all the rooms with the final one leading into the sizeable bedroom, completing the level. Newer windows also are on the property and exterior has just received a major facelift of new siding, soffits and fascia. Even more positive things to add to your checklist! Seller is a licensed REALTOR in the Province of Alberta and is related to the Listing Agent. PLEASE NOTE: Photos and 3D Tours are from

when property was vacant. Downstairs unit is currently tenant occupied - 24 hours notice required to view. Rent is \$750 with water included. Lease ends December 31st, 2024. Take advantage of this opportunity and call a REALTOR today for more info or to view!