



9710 98 Avenue
Sexsmith, Alberta

MLS # A2169728



\$229,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	804 sq.ft.	Age:	1959 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer

Nestled in the heart of the charming town of Sexsmith, this bungalow home offers 3 bedrooms and 2 bathrooms, with a versatile layout perfect for comfortable living. Your main floor features 2 cozy bedrooms and 1 full bathroom, ideal for restful retreats. Natural light floods the living room with a large SW facing window. The kitchen features a unique wood cabinetry, stainless steel appliances including a gas stove and a new dishwasher (within the last year). Downstairs is complete with 1 bedroom, 1 bathroom (both which have been upgraded in the last few years) and a secondary living space providing privacy and flexibility, perfect for guests or an office. Step outside to your expansive backyard, perfect for outdoor activities, gardening, or simply enjoying the fresh air. With plenty of room to entertain, this property offers a serene escape from the hustle and bustle. There is plenty of room for RV parking with room to build/add a garage. This home has had shingles redone within the last 10 years, newer windows and both doors have been replaced. Enjoy the best of small-town living with local shops, parks, and community events just a short distance to Grande Prairie. Whether you're looking to settle down or invest, this charming home is a rare find. Don't miss your chance to experience the perfect blend of comfort, space, and convenience!