



GRASSROOTS
REALTY GROUP

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9101 100 Avenue
Sexsmith, Alberta

MLS # A2323782



\$330,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,064 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	City Lot, Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	25-73-6-W6
Zoning:	R-1
Utilities:	-

Inclusions: none

Sexsmith Gem Under 350,000 with a heated double garage! This affordable 4-bedroom, 1-bathroom home in Sexsmith is the perfect starter home. At 1,064 sq. ft., the layout is smart and functional — an open living area flooded with natural light from large windows, a spacious kitchen with dining nook, and two comfortable bedrooms plus a full bath on the main floor. Seller recently graded plumbing in 2021. The ready to finish lower level has all new flooring as well as drywall, the floor plan adds two more bedrooms, making this a great fit for growing families or anyone needing extra space. The best part, step outside to a landscaped 60 x 120 lot, with heated 20x22 double detached garage with oversized doors out back — ideal for vehicles, a workshop, or extra storage. This is a great opportunity to get into the housing market! Call your favorite Realtor® to view before it's gone !