

# \$254,900 - 9708 91 Street, Sexsmith

MLS® #A2246900

**\$254,900**

4 Bedroom, 2.00 Bathroom, 997 sqft

Residential on 0.15 Acres

NONE, 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&#8203;school&#8203making 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&#8203offering good amount of square footage to reimagine.

This home needs updating, but it&#8203s a solid canvas for renovations&#8203think 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&#8203just 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&#8203s 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&#8203this property offers unbeatable value and room to grow.



Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246900    |
| Price          | \$254,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 997         |
| Acres          | 0.15        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9708 91 Street                  |
| Subdivision | NONE                            |
| City        | Sexsmith                        |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 3C0                         |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

## Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Laminate Counters, Storage                             |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Partially Finished                               |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | None                                                                |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front |

|              |                                                                                          |
|--------------|------------------------------------------------------------------------------------------|
|              | Yard, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, Street Lighting |
| Roof         | Asphalt Shingle                                                                          |
| Construction | Vinyl Siding, Wood Frame                                                                 |
| Foundation   | Wood                                                                                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 4                |
| Zoning         | RES              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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