

# \$299,900 - 9839 100a Avenue, Sexsmith

MLS® #A2229589

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,364 sqft

Residential on 0.09 Acres

NONE, Sexsmith, Alberta

Fully developed and renovated duplex in Sexsmith on a large corner lot. Separate rental SUITE with its own entrance (non conforming). Basement rental unit offers 690 sq ft. rental unit with its own full sized kitchen and dining, washer, dryer, large spacious living room, 1 bedroom, 1 full bath, large windows providing amazing lighting. If you are interested in having a large portion of your mortgage paid by a renter this property is for you!!! If you are an investor and looking for a great cash flowing property this property is for you!!!! The upstairs offers 3 bedrooms and 1 full bathroom with 1364 sq ft. of living space. There is a new deck off the back of the home and two good size sheds (14x12). Sale the sheds and build a garage? Move upstairs with a roommate, rent the basement suite and live mortgage free? This Home is move in ready and has so much potential or add to your rental portfolio and see the benefits of the additional cash flow immediately!!! Book your showing today!

Built in 1968

## Essential Information

MLS® #	A2229589
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,364



Acres	0.09
Year Built	1968
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Up/Down
Status	Active

### Community Information

Address	9839 100a Avenue
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3C0

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Rectangular Lot, Corner Lot
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed	June 10th, 2025
Days on Market	56
Zoning	R-3

### Listing Details

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