

# \$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&#8203;making 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&#8203;offering good amount of square footage to reimagine.

This home needs updating, but it&#8203;TM's a solid canvas for renovations&#8203;think 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&#8203;just 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&#8203;TM's 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&#8203;this 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	1
Zoning	RES

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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