

\$340,000 - 9809 91 Street, Sexsmith

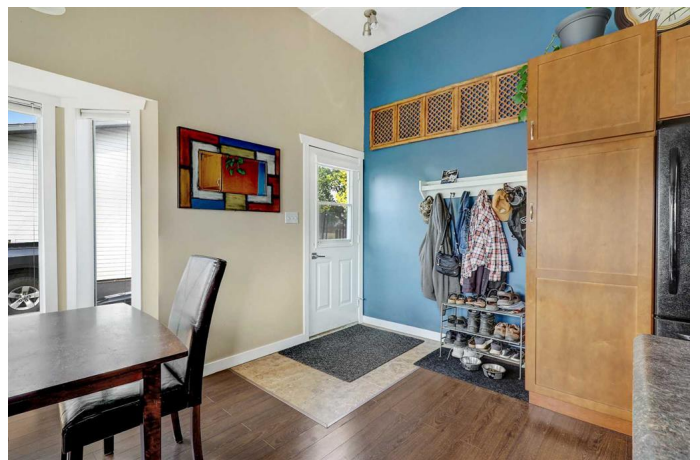
MLS® #A2253170

\$340,000

3 Bedroom, 2.00 Bathroom, 1,028 sqft
Residential on 0.14 Acres

NONE, Sexsmith, Alberta

Inviting, cozy, and move-in ready, this beautifully updated home in Sexsmith is close to schools, recreation, and located in a family-friendly neighborhood. From the moment you walk through the door, you'll feel right at home. The bright and efficient kitchen features matching appliances, soft-close cabinetry, a spacious island with deep drawers, a pantry, and a charming window alcove with seating. Both bathrooms have been tastefully updated, and the home boasts new flooring, trim, baseboards, fresh paint, and modern lighting fixtures throughout. Comfort is ensured year-round with central A/C, updated PEX plumbing lines, and new shingles installed in 2018. The thoughtful layout includes a cozy living room overlooked by a landing on the upper level, a large primary bedroom with a connecting door to the main bath, and additional bedrooms spread across the different levels. The third level offers a spacious family room and a large bathroom with a jacuzzi tub/shower combo, while the fourth level has been converted into a convenient workshop and tool area. Outside, the huge fenced yard is perfect for entertaining with a firepit and garden shed, while still leaving plenty of room for kids to play, space for a future garage, and side yard potential that can easily be converted into RV parking. This home has been extensively updated and carefully maintained, offering a perfect blend of comfort, functionality, and opportunity for its next owners.



Built in 1991

Essential Information

MLS® #	A2253170
Price	\$340,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.14
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	9809 91 Street
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot

Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	1
Zoning	R-1

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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