

# \$319,900 - 9839 100a Avenue, Sexsmith

MLS® #A2229589

**\$319,900**

4 Bedroom, 3.00 Bathroom, 1,364 sqft

Residential on 0.09 Acres

NONE, Sexsmith, Alberta

Fully developed and renovated duplex in Sexsmith on a large corner lot with a separate rental SUITE (non conforming). This home offers 3 bedrooms and 2 bathrooms with 1364 sq ft. of living space. Basement suite has 1 bedroom and a full bathroom living dining and kitchen! There is a deck off the back of the home and a good size shed. Home is move in ready or add to your rental portfolio! Book your showing today!

Built in 1968

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2229589          |
| Price          | \$319,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| 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 Entrance, Private Yard |
| Lot Description   | Corner Lot, Rectangular Lot    |
| Roof              | Asphalt Shingle                |
| Construction      | See Remarks                    |
| Foundation        | Poured Concrete                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | R-3             |

### **Listing Details**

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.