

9927 97 Street  
Sexsmith, Alberta

MLS # A2163377



## \$179,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	565 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Other		

**Heating:** Forced Air

**Floors:** Cork, Laminate

**Roof:** Asphalt Shingle

**Basement:** Partial, Unfinished

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RES

**Utilities:** -

**Inclusions:** Shed

Nestled in the heart of Sexsmith, this cozy 2-bedroom, 1-bathroom gem is the perfect blend of comfort and convenience. Whether you're a first-time homebuyer or looking to downsize, this home offers everything you need in a friendly, welcoming community. The open-concept living area is perfect for entertaining or relaxing after a long day. Large windows bring in plenty of natural light, making the space feel even bigger. Both bedrooms are generously sized, offering great closet space and flexibility for guests, a home office, or whatever suits your needs. The well-maintained bathroom offers a clean and simple layout, perfect for everyday living. Love the outdoors? You'll absolutely adore the large yard that provides plenty of room for gardening, pets, or family BBQs. It's the ideal space for kids or simply to enjoy some fresh air. You're close to schools, parks, and local amenities. Enjoy the small-town charm while still being only a short drive from Grande Prairie. This home is the perfect opportunity for anyone looking to experience the best of small-town living without sacrificing convenience. With a fantastic yard and all the essentials, it won't last long—book your showing today! Basement foundation wall has been supported due to shifting.