



9708 91 Street , Sexsmith, Alberta - \$249,900



Main Photo

Property Description

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-8 school—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—offering good amount of square footage to reimagine.

This home needs updating, but it's a solid canvas for renovations—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—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'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—this property offers unbeatable value and room to grow.

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