

\$99,900 - 9603 99 Avenue, Sexsmith

MLS® #A2261162

\$99,900

2 Bedroom, 1.00 Bathroom, 1,237 sqft

Residential on 0.13 Acres

NONE, Sexsmith, Alberta

Character home in the peaceful town of Sexsmith! This 2-bedroom, 2-bathroom property sits on a spacious lot and offers timeless details with plenty of potential. The kitchen features white cabinetry, tile backsplash, an original brick chimney accent, and a cozy eat-in dining area. The living room boasts original wood floors and French doors that open to a bright sun porch. The main floor also includes 2 bedrooms, 2 bathrooms, and a convenient laundry room. Upstairs offers an additional bedroom and a versatile sitting area. Recent upgrades include new shingles, an updated furnace, and 100-amp electrical service. The landscaped backyard provides mature trees, a shed, and RV parking. With a little love, this home could truly shineâ€”schedule your viewing today!

Built in 1957

Essential Information

MLS® #	A2261162
Price	\$99,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,237
Acres	0.13
Year Built	1957
Type	Residential



Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	9603 99 Avenue
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Utilities	Cable Available, Electricity Available, Phone Available
Parking Spaces	3
Parking	Gravel Driveway, Parking Pad

Interior

Interior Features	French Door
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Zoning	R-2

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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