

**9839 100A Avenue  
Sexsmith, Alberta**

**MLS # A2151593**



**\$119,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Fully developed duplex in Sexsmith on a large lot!!!! This home offers 3 bedrooms and 2 bathrooms with 1305 sq ft. of living space. Original hardwood floors in the living and dining room. Newer washer and dryer. There is a deck off the back of the home and a good size shed. Home is in need of some TLC!!! Book your showing today.