

# \$299,900 - 9839 100a Avenue, Sexsmith

MLS® #A2229589

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,364 sqft

Residential on 0.09 Acres

NONE, Sexsmith, Alberta

Fully developed and renovated duplex in Sexsmith on a large corner lot. Separate rental SUITE with its own entrance (non conforming). Basement rental unit offers 690 sq ft. rental unit with its own full sized kitchen and dining, washer, dryer, large spacious living room, 1 bedroom, 1 full bath, large windows providing amazing lighting. If you are interested in having a large portion of your mortgage paid by a renter this property is for you!!! If you are an investor and looking for a great cash flowing property this property is for you!!!! The upstairs offers 3 bedrooms and 1 full bathroom with 1364 sq ft. of living space. There is a new deck off the back of the home and two good size sheds (14x12). Sale the sheds and build a garage? Move upstairs with a roommate, rent the basement suite and live mortgage free? This Home is move in ready and has so much potential or add to your rental portfolio and see the benefits of the additional cash flow immediately!!! Book your showing today!

Built in 1968

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2229589  |
| Price          | \$299,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| 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 | 47              |
| Zoning         | R-3             |

### Listing Details

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.