

**10121 99 Street
Sexsmith, Alberta****MLS # GP209104****\$218,500**

Division:	Sexsmith		
Type:	House		
Style:	Bi-Level		
Size:	1,008 sq.ft.	Age:	1980 (40 yrs old)
Beds:	3 up / 1 down	Baths:	1
Possession:	Immediate		
Garage:	-		
Driveway:	Gravel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	Municipal
Roof:	Asphalt Shingle	Taxes:	\$ 2,370
Basement:	Full	Condo Fee:	-
Exterior:	Vinyl	Lot Fee:	-
Land:	Landscaped	Maintenance Fee:	-
Features:	Countertop(s)-Laminate		

Inclusions: fridge and stove

Updated 4 bedroom Sexsmith home on a 50 foot wide lot just a block from a kids park on a quiet street with a huge back yard! This home would be a great starter home or an affordable option if you need 4 bedrooms and a house with not much work needed. This home has new shingles, newer windows and furnace updated in 2010 and the main floor has just had a fresh coat of paint! Have pets? No problem this house has only easy to maintain and clean lino on the main floor. There are 3 bedrooms and 1 bathroom upstairs and the basement is partially finished with a 4th bedroom. The rest of the unfinished basement is up to your imagination. The basement has the plumbing roughed into the floor to add a bathroom and has nice big windows. The back yard is fenced and backs onto an easement. Sexsmith is a great place to raise a family, there is a k-8 school and high school and a k-12 catholic school. There are lots of parks and walking trails.