

**9905 99 Avenue**  
**Sexsmith, Alberta**

**MLS # A2175670**



**\$129,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	645 sq.ft.	<b>Age:</b>	1929 (96 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, See Remarks		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Crawl Space, None

**Exterior:** Vinyl Siding

**Foundation:** Other

**Features:** Laminate Counters, See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** 25-73-6-W6

**Zoning:** C-1

**Utilities:** -

**Inclusions:** N/A

Discover the charm of this quaint 1-bedroom, 1-bathroom home, perfectly situated on two spacious lots in the heart of Sexsmith. With its unique curb appeal, this property invites you to be a part of the rich history of this vibrant community. Spend your summer days relaxing on the large patio, overlooking a massive backyard that offers ample space to build your dream garage. The outdoor area is ideal for gardening, entertaining, or simply enjoying the fresh air. Conveniently located within walking distance to the historic 1920s-1930s main street, you'll find a delightful array of amenities, including charming shops and vintage stores that enhance the neighborhood's unique character. Take a stroll through this bustling community to admire the picturesque streets, complete with a vintage clock that adds to the area's nostalgic charm. For outdoor enthusiasts, a scenic trail winds through the town, leading to a beautiful water feature, perfect for leisurely walks or picnics. Don't miss the opportunity to embark on the self-guided walking tour of Sexsmith's historical buildings—an experience that will lead you right to your new home. This property is not just a home; it's an invitation to embrace the history and warmth of Sexsmith. Come see for yourself!