

# \$229,900 - 9709a 98 Street, Sexsmith

MLS® #A2242347

**\$229,900**

3 Bedroom, 2.00 Bathroom, 647 sqft

Residential on 0.08 Acres

NONE, Sexsmith, Alberta

Here's your chance to own a well maintained 1/2 duplex conveniently located close to the majority of Sexsmith amenities. This home has had many recent updates including a new roof, hot water tank, vinyl -plank flooring in the basement in 2022 and a new washing machine in 2024. The inside of the home has been repainted in the last few weeks, including the inside of closets and kitchen cabinets. Other features include, a south-facing sundeck, a gas fireplace , double concrete parking pad and a covered front entry, overlooking a park across the street. The functional kitchen is highlighted by a center island and a nice sized family and living room. This is an excellent property for a first-time home owner or a rental investment opportunity. Immediate possession is available. Call your favorite agent today for a personal tour.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2242347  |
| Price          | \$229,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 647       |
| Acres          | 0.08      |
| Year Built     | 2003      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bi-Level |
| Status   | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9709a 98 Street                 |
| Subdivision | NONE                            |
| City        | Sexsmith                        |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 3C0                         |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Garbage Collection |
| Parking Spaces | 2                                                                                                  |
| Parking        | Parking Pad, Concrete Driveway                                                                     |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Gas, Basement                                    |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 26th, 2025 |
|-------------|-----------------|

Days on Market67

ZoningR-2

Listing Details

Listing OfficeCentury 21 Grande Prairie Real Estate Ltd.



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