

# \$365,000 - 9507 98 Street, Sexsmith

MLS® #A2244189

## \$365,000

5 Bedroom, 2.00 Bathroom, 1,214 sqft

Residential on 0.14 Acres

NONE, Sexsmith, Alberta

Welcome to this charming 5-bedroom, 2-bathroom gem in the heart of Sexsmith! This sweet and stylish home is bursting with character, featuring bright windows, large mature trees, and a newly built fence that adds privacy and curb appeal. New concrete foundation in 2000, giving the home a solid start from the ground up, while thoughtful updates throughout add comfort and style. Enjoy cozy in-floor heating in the basement, and while it does have PEX plumbing, itâ€™s been well-maintained and upgraded where it counts. Tinkerers and hobbyists will fall in love with the coolest little workshop out back â€“ perfect for projects or extra storage. A rare find that blends small-town charm with functional family living!

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244189    |
| Price          | \$365,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,214       |
| Acres          | 0.14        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9507 98 Street                  |
| Subdivision | NONE                            |
| City        | Sexsmith                        |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 3C0                         |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | See Remarks    |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Other                |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 4                |
| Zoning         | R2               |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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