



GRASSROOTS
REALTY GROUP

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**9709A 98 Street
Sexsmith, Alberta**

MLS # A2242347



\$239,900

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 647 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Concrete Driveway, Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|---------------------------------|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Laminate, Linoleum, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-2 |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Garbage |
| Features: | Kitchen Island, Open Floorplan | | |

Inclusions: None

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.