



GRASSROOTS
REALTY GROUP

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9507 98 Street
Sexsmith, Alberta

MLS # A2244189



\$365,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,214 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Other		

Heating:	Forced Air
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: NA

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, it's been well-maintained and upgraded where it counts. Tinkerers and hobbyists will fall in love with the coolest little workshop out back — perfect for projects or extra storage. A rare find that blends small-town charm with functional family living!