



GRASSROOTS
REALTY GROUP

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9709 98 Avenue
Sexsmith, Alberta

MLS # A2258689



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,061 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	1 full / 1 half
Garage:	Driveway, Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other	Zoning:	Res
Foundation:	Wood	Utilities:	-
Features:	Primary Downstairs		

Inclusions: All light fixtures, all window coverings, OTR microwave (see agent remarks)

Charming Home in the Heart of Sexsmith. This fully developed bi-level is ideally situated backing onto the scenic trail system that runs throughout Sexsmith, providing easy access to nature and community amenities. The main floor features a bright and spacious living room complete with custom built-in bookshelves, creating a warm and inviting atmosphere. The kitchen has undergone a complete renovation, showcasing new countertops, cabinets, backsplash, and a dishwasher, combining modern style with everyday functionality. The upper level includes three generously sized bedrooms and a large bathroom, all complemented by cohesive green tones that flow throughout the space. The thoughtfully designed basement provides an additional living area, a half bathroom, the primary bedroom, and an extra spare room, offering ample space for family or guests. The exterior is equally impressive, with a massive yard that includes beautiful gardens, a firepit area, and plenty of green space to enjoy. There is paved alley access to the back with plenty of space to build your dream shop! With its desirable location (a block away from both the Elementary & High School), functional layout, and recent updates, this property presents an excellent opportunity to own a beautiful home in a great community and at an affordable price.