

# \$219,000 - 9709a 98 Street, Sexsmith

MLS® #A2242347

**\$219,000**

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	\$219,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	647
Acres	0.08
Year Built	2003



Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
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, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete Driveway, Parking Pad

### **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	Basement, Gas
Has Basement	Yes
Basement	Full

### **Exterior**

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

### **Additional Information**

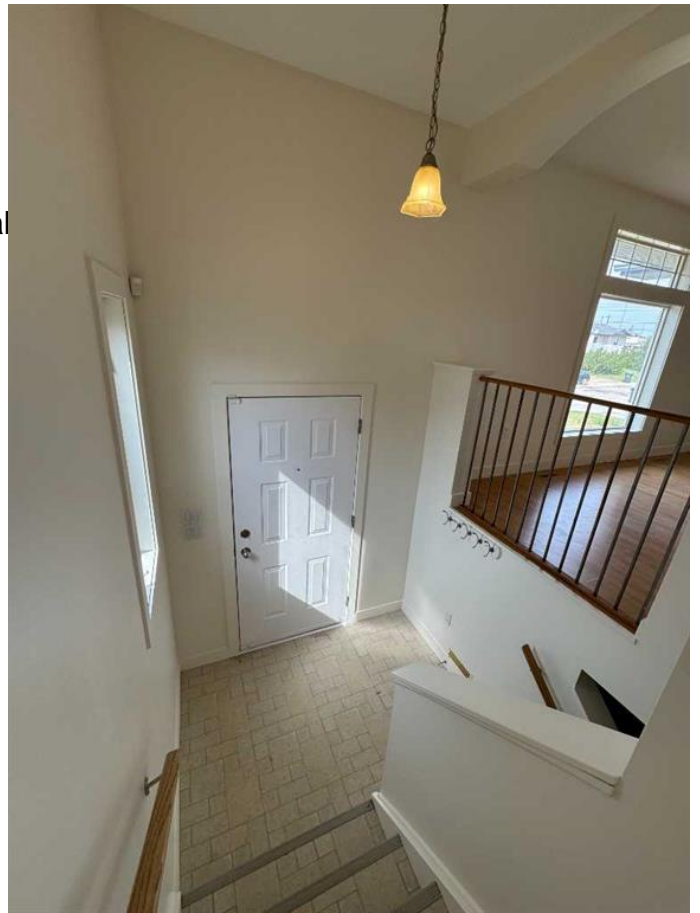
Date Listed	July 26th, 2025
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Days on Market 106

Zoning R-2

### Listing Details

Listing Office Century 21 Grande Prairie Real



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