

\$239,900 - 9709a 98 Street, Sexsmith

MLS® #A2242347

\$239,900

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	\$239,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	647
Acres	0.08
Year Built	2003



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
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, Natural Gas Connected, Garbage Collection, 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	Finished, 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
-------------	-----------------

Zoning	R-2
Listing Details	
Listing Office	Century 21 Grande Prairie Real



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.