

\$329,900 - 9709 98 Avenue, Sexsmith

MLS® #A2258689

\$329,900

5 Bedroom, 2.00 Bathroom, 1,061 sqft

Residential on 0.18 Acres

NONE, Sexsmith, Alberta

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.

Built in 1984



Essential Information

MLS® #	A2258689
Price	\$329,900
Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,061
Acres	0.18
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	9709 98 Avenue
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Parking Spaces	4
Parking	Driveway, Off Street

Interior

Interior Features	Master Downstairs
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle

Construction	Other
Foundation	Wood

Additional Information

Date Listed	October 7th, 2025
Days on Market	4
Zoning	Res

Listing Details

Listing Office	RE/MAX Grande Prairie
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