

9709A 98 Street
Sexsmith, Alberta

MLS # A2242347



\$239,900

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Kitchen Island, Open Floorplan		
Inclusions:	None		

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.