

\$399,900 - 9801 98 Avenue, Sexsmith

MLS® #A2200392

\$399,900

7 Bedroom, 4.00 Bathroom, 1,592 sqft
Residential on 0.20 Acres

NONE, Sexsmith, Alberta

GREAT INVESTMENT PROPERTY IN SEXSMITH!!! This side-by-side duplex is on 1 title and would generate great revenue!!! Each side is 796 sq ft. The left side has 2 bedrooms and 1 bathroom upstairs and 1 bedroom, 1 bathroom downstairs, and a large family room.

The right side has 2 bedrooms and 1 bathroom upstairs and 2 bedrooms, 1 bathroom downstairs, and a family room. Each side has a full kitchen with a dining area with patio doors and a balcony, a living room, and a laundry area. The property is landscaped with some trees. Both sides have large driveways with parking for 4 vehicles on each side.

Built in 1989

Essential Information

MLS® #	A2200392
Price	\$399,900
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	1,592
Acres	0.20
Year Built	1989
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information



Address	9801 98 Avenue
Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3C0

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Laminate Counters
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Yard
Roof	Asphalt
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2025
Days on Market	7
Zoning	RG

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.