

# \$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	4
Zoning	RG

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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