587-777-7276
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9809 98 Avenue
Sexsmith, Alberta

MLS # A2322842

$529,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,000 sq.ft.	**Age:**	1978 (48 yrs old)
Beds:	10	**Baths:**	4
Garage:	Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	25-73-6-W6
Exterior:	Wood Frame	**Zoning:**	R-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: na

Fantastic cash-flowing opportunity (current rent is $5800/month)! This renovated side-by-side duplex features two spacious units, each offering a 3-bedroom main suite and a 2-bedroom non-conforming basement suite. Tasteful updates throughout include modern finishes, fresh flooring, and upgraded kitchens and bathrooms. With four separate living spaces, this property is ideal for investors or multi-generational living. Strong rental potential and solid returns make this a must-see income property!

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