



GRASSROOTS
REALTY GROUP

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9805 98 Ave
Sexsmith, Alberta

MLS # A2323902



\$375,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,200 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Single Garage At		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas, Wood Stove

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2

Utilities: -

Inclusions: N/A

Character. Charm. Endless Possibilities. Welcome to one of Sexsmith's most unique homes! This character-filled property offers 3 bedrooms upstairs and 2 full bathrooms across the main and upper levels, blending timeless charm with thoughtful updates. The lower level opens the door to added income potential, featuring a separate rear entrance, second kitchen, and full bathroom-ideal for extended family, guests, or future suite possibilities. 1 Bed 1 Bath in the lower level. Now here's the question...How many homes in Sexsmith have TWO staircases, an attached garage, a detached garage, tons of parking, and still leave you with a spacious yard? Its not often in the town of Sexsmith you can get a property with an attached AND a detached garage!! Located just steps from the school, this home has seen extensive renovations on the main and upper floors while the basement still showcases its original vintage flair, ready for your vision or enjoyed just as it is. And the bedrooms? They're some of the largest you'll find in town, complete with oversized closets that are hard to come by. The Virtual Tour is a MUST on this one to fully see the incredible offerings this house has to offer. Character, space, flexibility, and location—this is a home that truly stands apart. Book your private viewing today!