

9801 98 Avenue  
Sexsmith, Alberta

MLS # A2200392



**\$399,900**

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,592 sq.ft.	Age:	1989 (36 yrs old)
Beds:	7	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RG
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

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.