

9920 98 Street  
Sexsmith, Alberta

MLS # A2202227



**\$265,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Private		

**Heating:** Forced Air

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Concrete, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** No Smoking Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R

**Utilities:** -

**Inclusions:** window coverings

Welcome to this gem in the quiet community of Sexsmith. This one level bungalow built in 2000 was designed to not only be wheelchair accessible but also bright and well thought out. With 2 good sized bedrooms, a massive bathroom, and attached garage that's almost 22x23 this home is just what you have been waiting for. Being moved in ready with updated shingles 5 years ago, as well as very recent fence and furnace, this house would be a perfect fit for anyone from empty nesters or snowbirds to first time buyers and investors. With a house like this in a hot market like Sexsmith, don't hesitate to reach out to your favorite REALTOR before its too late.