

9809 98 Avenue
Sexsmith, Alberta

MLS # A2270600



\$549,900

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: All Appliances and Window Coverings & Shed

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 in-law 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!