

**9801 98 Avenue**  
**Sexsmith, Alberta**

**MLS # A2200392**



**\$399,900**

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

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.