

\$549,900 - 9809 98 Avenue, Sexsmith

MLS® #A2270600

\$549,900

10 Bedroom, 4.00 Bathroom, 2,000 sqft

Residential on 0.22 Acres

NONE, Sexsmith, Alberta

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!

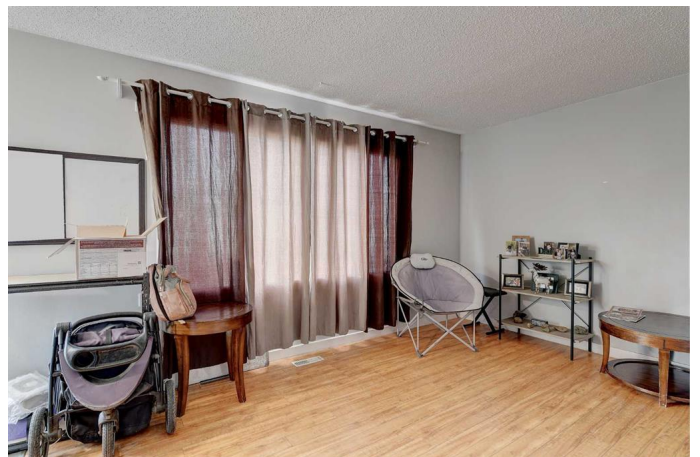
Built in 1978

Essential Information

MLS® #	A2270600
Price	\$549,900
Bedrooms	10
Bathrooms	4.00
Full Baths	4
Square Footage	2,000
Acres	0.22
Year Built	1978
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

Community Information

Address 9809 98 Avenue



Subdivision	NONE
City	Sexsmith
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3C0

Amenities

Parking Spaces	8
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	7
Zoning	R-2

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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