

# \$350,000 - 9507 98 Street, Sexsmith

MLS® #A2244189

## \$350,000

5 Bedroom, 2.00 Bathroom, 1,214 sqft

Residential on 0.14 Acres

NONE, Sexsmith, Alberta

Welcome to this charming 5-bedroom, 2-bathroom gem in the heart of Sexsmith! This sweet and stylish home is bursting with character, featuring bright windows, large mature trees, and a newly built fence that adds privacy and curb appeal. New concrete foundation in 2000, giving the home a solid start from the ground up, while thoughtful updates throughout add comfort and style. Enjoy cozy in-floor heating in the basement, and while it does have PEX plumbing, itâ€™s been well-maintained and upgraded where it counts. Tinkerers and hobbyists will fall in love with the coolest little workshop out back â€“ perfect for projects or extra storage. A rare find that blends small-town charm with functional family living!

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244189    |
| Price          | \$350,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,214       |
| Acres          | 0.14        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9507 98 Street                  |
| Subdivision | NONE                            |
| City        | Sexsmith                        |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 3C0                         |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | See Remarks    |
| Heating           | Forced Air     |
| Cooling           | None           |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | Other                |
| Roof              | Asphalt Shingle      |
| Construction      | Concrete, Wood Frame |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 39               |
| Zoning         | R2               |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.