

# \$176,000 - 9902 98 Street, Nampa

MLS® #A2209855

**\$176,000**

4 Bedroom, 2.00 Bathroom, 1,135 sqft  
Residential on 0.28 Acres

NONE, Nampa, Alberta

Welcome to this spacious and well-maintained 4-level split home nestled in the peaceful community of Nampa, Alberta. Situated on an impressive double lot, this property offers a rare combination of space, comfort, and functionality – perfect for families or those seeking extra room to grow.

Step inside and discover a well-designed layout featuring 1.5 bathrooms, multiple living areas, and plenty of natural light throughout. The split-level design provides excellent separation of space, giving you the ideal balance between open-concept living and private retreat areas.

The heart of the home is the cozy yet spacious main floor with a bright kitchen, dining area, and living room – great for entertaining or simply relaxing with family. The upper level offers comfortable bedrooms and a full bathroom, while the lower levels provide additional living spaces, a 4th bedroom, storage, and utility areas to meet all your lifestyle needs.

Outside, enjoy the large double garage – perfect for vehicles, tools, and hobbies – and take full advantage of the expansive yard. With two full lots, there's plenty of space for gardening, play areas, or future development. This well cared for home is close to local amenities, schools, and parks, while offering the tranquility and charm of small-town living. Don't miss your chance to own this unique property with room to grow. Schedule your private viewing today!



Built in 1965

### Essential Information

MLS® #	A2209855
Price	\$176,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,135
Acres	0.28
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	9902 98 Street
Subdivision	NONE
City	Nampa
County	Northern Sunrise County
Province	Alberta
Postal Code	T0H 2R0

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Electric Stove, Freezer, Refrigerator, Washer, Portable Dishwasher
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement Finished, Partial

## Exterior

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Many Trees, Cleared

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete, Block

## Additional Information

Date Listed April 8th, 2025

Days on Market 19

Zoning R

## Listing Details

Listing Office RE/MAX Northern Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.