



GRASSROOTS
REALTY GROUP

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9819 98 Avenue
Wembley, Alberta

MLS # A2214195



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,093 sq.ft.	Age:	1963 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.27 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	Built-in Features		

Inclusions:	None
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Welcome to this exceptional family home, perfectly positioned across from Wembley Grade 4-9 School. This inviting 4-bedroom, 2-bathroom residence has undergone a variety of thoughtful upgrades, making it an ideal choice for your family. The furnace is just 5-6 years old, and you'll enjoy peace of mind with a brand-new roof installed in 2024. Recent enhancements also include fresh paint on the upper level and ceilings in 2025, as well as new patio doors added in 2024. The huge double 1/4 acre lot features a large multi level deck an old 14'x22' garage and the property backs onto a quiet church parking lot. Nestled in the charming small town of Wembley, you'll benefit from lower property taxes while enjoying a welcoming community atmosphere. Don't miss your chance to call this home!