



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9916 93 Avenue
Wembley, Alberta

MLS # A2217555



\$178,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	899 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Gravel Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: N/A

This is a perfect home for the first time buyer or for an investor looking to take advantage of the hot rental market. This cute duplex is bright, with a good floor plan of two bedrooms and a full bath up and one partially finished bedroom downstairs. The entire main floor has been repainted for a fresh, bright and clean home. Vinyl plank flooring throughout is great for easy care. Windows and doors have been replaced in recent years. You could own your home for less than you might be paying for rent and can build equity by completing the basement! The large backyard has a new privacy fence with back lane access. This is a great opportunity! Call your Agent today to arrange a viewing!