



GRASSROOTS
REALTY GROUP

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

10003 94 Avenue
Wembley, Alberta

MLS # A2233672



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	970 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-71-8-W6
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SHEDS X 2; WINDOW COVERINGS (AS VIEWED)

RENOVATED AND WELL-MAINTAINED 3-BEDROOM, 2-BATHROOM HOME WITH HUGE FULLY-FENCED BACKYARD! THIS PROPERTY OFFERS GREAT VALUE AND CONVENIENCE, LOCATED IN A FAMILY NEIGHBOURHOOD, NEAR GREENSPACE AND SCHOOLS IN THE COMMUNITY OF WEMBLEY, JUST 10 MINUTES FROM GRANDE PRAIRIE. THE HOME HAS BEEN THOUGHTFULLY UPDATED INCLUDING BATHROOMS, DOORS, SIDING, FENCE, AND GATES. ADDITIONAL UPDATES ARE NEW HWT, AND APPLIANCES. THE LARGE BACKYARD IS BOTH PEACEFUL AND PRIVATE, WITH A GROUND-LEVEL DECK AND OFFERS ROOM TO BUILD A GARAGE. THE HOME IS PERFECT FOR SEVERAL LIFESTYLES. MOVE IN AND ENJOY THIS TURNKEY HOME!