



GRASSROOTS
REALTY GROUP

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

9920 97 Street
Wembley, Alberta

MLS # A2252531



\$159,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Piling(s)	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Shed

This super affordable home is the perfect opportunity to own your own lot with no pad rent and enjoy the benefit of LOW County taxes, all on a huge private lot in the heart of Wembley. Conveniently located within walking distance to schools, the rec centre, gas station, liquor store, and local shops, this property offers both comfort and convenience. The fully fenced and landscaped yard provides excellent outdoor space, complete with a triple rear parking pad and a large shed for storage. Inside, you'll find thoughtful updates over the years including newer windows, shingles, drywall, insulation, laminate flooring, and a hot water tank, giving the home great value and peace of mind. The entryway welcomes you with a practical laundry area tucked to the side, while the kitchen feels bright and inviting with refaced cabinets, a window over the sink, and a skylight above. The generous master bedroom boasts its own full ensuite, and on the opposite side of the home, the spacious living room flows into a cozy reading nook that could easily be converted back into a third bedroom if desired. Down the hall you'll find the second bedroom and another full bathroom, rounding out this well-laid-out home. Affordable, updated, and move-in ready—this property is the perfect first step into home ownership.