



**GRASSROOTS**  
REALTY GROUP

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9812 99 Street  
Wembley, Alberta

MLS # A2260567



**\$194,900**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	980 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	RG
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: Shed

This cozy home is nestled in the heart of Wembley and is a short walk to schools, the Ag Centre, the health clinic and more. Enter through the front porch where you can leave your bags and coat before you step inside the home. The bright and open living area is a great size and is open to the stylish kitchen with a centre island for easy meal prep. The primary bedroom is large enough to accommodate a king bed and additional furniture and there are two more bedrooms or use one for a perfectly sized office. Outside is a nice sized yard with a shed for seasonal storage. The garage has its own electrical panel and can be accessed from the rear lane. There have been many updates over recent years including a complete kitchen make over with new cabinets and beautiful quartz counters and stainless appliances. Other upgrades include roof/shingles (2023) a furnace (2022) new electrical panel and wiring, new plumbing and some new windows, doors, wall insulation as well as fresh paint and new light fixtures. With all the big items upgraded all you have to do is move in! Book your viewing today and begin to enjoy your new home!