



GRASSROOTS
REALTY GROUP

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9708 95 Avenue
Wembley, Alberta

MLS # A2266358



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	912 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, Paved		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Level, See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: Fridge, stove, microwave, washer, dryer, all window coverings, all mounted TV's, electric fireplace in living room, A/C unit, all sheds.

Amazingly well-maintained bungalow located on a quiet street in Wembley! This welcoming home offers three bedrooms on the main level and one down, along with two full bathrooms. The partially finished basement includes a spacious family room, additional bedroom, and bathroom — perfect for guests or extended family. Upgrades over the years include a newer furnace, hot water tank, most windows, metal roof, and central air-conditioning. Enjoy outdoor living under the large 31' x 16' covered patio overlooking the nicely sized yard and also has paved parking down the side of home. Property features three outbuildings — a 16' x 24' heated workshop with a cold storage area at the rear, a 13' x 7' storage shed, and a 10.5' x 20' cover-all with solar lighting. Lots of poured concrete and convenient rear alley access complete this great property. An affordable, move-in-ready home that shows pride of ownership throughout!