



**9808 94 Avenue  
Wembley, Alberta**

**MLS # A2295187**



**\$223,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	15-71-8-W6
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Court Ordered Sale - fully developed bilevel located in Wembley on a good sized lot with double detached garage. The main floor consists of a spacious living room, kitchen, dining area with patio doors to the backyard, 2 bedrooms and a 4 pc. bathroom. The basement features a family room, 3rd bedroom and 3 pc. bathroom. The detached double garage is accessed from the back alley. Yard is fenced and is 51' x 122' in size. Possession date is granted by the Courts once there has been a court date set and accepted Offer approved. Property is Sold as is; where is with no inclusions (chattels). Offers must be in writing with no buyer's conditions with a deposit. No pictures to provide at this time. Property is occupied.