



GRASSROOTS
REALTY GROUP

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9903 96 Avenue
Wembley, Alberta

MLS # A2167857



\$319,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,655 sq.ft.	Age:	2017 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, On Street		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot		

Heating: Forced Air

Water: Public

Floors: Vinyl

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: 15-71-8-W6

Exterior: Concrete, Metal Frame, Vinyl Siding

Zoning: R-2

Foundation: Piling(s)

Utilities: -

Features: Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Shed

Discover this beautifully maintained modular home in Wembley, complete with a spacious detached garage on a desirable corner lot. Step inside to a bright, roomy living area that features a breakfast bar in the kitchen. The primary suite boasts a walk-in closet and a full ensuite, while two additional bedrooms share a well-appointed full bathroom. From the back door, you'll find a large deck perfect for enjoying the expansive backyard. The impressive 33' x 21' finished and heated garage features a cathedral ceiling, providing even more space for your needs. With only one neighbor, this corner lot offers both privacy and room to breathe. Don't miss out on this wonderful home with endless potential! Contact your REALTOR today to schedule your tour!