



**9763 93 Avenue
Wembley, Alberta**

MLS # A2189352



\$250,000

Division:	NONE		
Type:	Residential/House		
Style:	Split Level		
Size:	905 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Heated Garage, Insulated, Single Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Interior Lot, Irregular Lot, Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	15-71-8-W6
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Shed

Located in nice neighborhood in the town of Wembley with NO REAR NEIGHBORS, this 4-level split with single attached HEATED garage offers great curb appeal and tremendous potential! Main floor features U-shaped kitchen, dining and living area. 2 good-sized bedrooms on the upper level with a 4 pc bath. Lower 3rd level includes family room and bedroom. Partially developed basement features a bedroom, 3 pc bath with shower and laundry with sink. Vaulted ceilings on main and upper floors add a feeling of spaciousness. Large 3 season sunroom on south side with beautiful view of the fields and mountains. Frost fence with gate to the rear and handy shed for additional storage. JUDICIAL SALE-SOLD"AS IS, WHERE IS" This home is ready for a fresh start and PRICED TO SELL! Don't miss out on this amazing opportunity! Call today to arrange a viewing! NOTE: A COURT DATE HAS BEEN SET FOR MARCH 20/25. Get your offers in to the listing agent before March 17/25 at 3 pm!