



**GRASSROOTS**  
REALTY GROUP

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9308 98 Avenue  
Wembley, Alberta

MLS # A2207019



**\$299,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	927 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Charming Starter Home with Open Floor Plan & Spacious Yard! Welcome to your perfect starter home, where comfort and style come together effortlessly! This delightful bungalow features an inviting open floor plan and a large, fenced yard—ideal for relaxation and entertaining. Step inside to find a bright and spacious kitchen with high ceilings, a generous dining space, and large windows that fill the home with natural light. The kitchen offers seamless access to the backyard, making BBQs and gatherings around the fire pit easy and enjoyable year-round. A short hallway leads to three large bedrooms and a well-appointed bathroom, providing a comfortable retreat for the whole family. Downstairs, the fully finished lower level is perfect for cozy family nights, with ample space for a large TV, a comfy sectional, and room for games and entertainment. If this sounds like the perfect home for you, contact your favorite REALTOR® today to book a private viewing!