



GRASSROOTS
REALTY GROUP

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**9918 93 Avenue
Wembley, Alberta**

MLS # A2212141



\$198,888

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,140 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	See Remarks, Vinyl Siding	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: N/A

INVESTOR ALERT!!! FANTASTIC POTENTIAL IN THIS ROOMY HALF DUPLEX !!! CHECK OUT THIS DUPLEX LOCATED AT THE EDGE OF TOWN. SO MUCH POTENTIAL TO PUT YOUR FINISHING TOUCHES HERE. THREE BEDROOMS UPSTAIRS AND A PARTIALLY FINISHED BATHROOM. THE MAIN FLOOR FEATURES A LARGE FRONT LIVING AREA AND REAR KITCHEN AND DINING ROOM. HALF BATHROOM OFF THE SIDE ENTRANCE TO BACKYARD. THIS GEM IS BRIGHT AND CHEERY AND READY FOR RENOVATION IN PROGRESS TO BE COMPLETED. THIS DUPLEX WOULD MAKE AN EXCELLENT RENTAL. THE BASEMENT IS OPEN FOR FUTURE DEVELOPMENT. THE BACKYARD IS MASSIVE AND FEATURES A NEW FENCE. DON'T MISS OUT ON THIS OPPORTUNITY AND CALL TODAY !!!