



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**9918 93 Avenue**  
**Wembley, Alberta**

**MLS # A2231735**



**\$224,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Soaking Tub		

**Inclusions:** N/A

FANTASTIC STARTER HOME OR INVESTOR ALERT!!! WOWZA RENOVATIONS!!! FANTASTIC POTENTIAL IN THIS ROOMY HALF DUPLEX !!! CHECK OUT THIS DUPLEX LOCATED AT THE EDGE OF TOWN. SO MUCH POTENTIAL! PUT YOUR FINISHING TOUCHES ON THIS BEAUTY! NEW RENOVATIONS INCLUDE NEW PAINT, NEW FLOORING, NEW TOILETS, NEW VANITIES, NEW LIGHTS & FIXTURES, NEW TRIM AND A BRAND NEW SPARKLY WHITE KITCHEN. UPSTAIRS FEATURES THREE BEDROOMS AND A 4 PIECE NEWLY FINISHED BATHROOM. THE MAIN FLOOR FEATURES A LARGE FRONT LIVING AREA AND REAR KITCHEN AND DINING ROOM. THERE IS A CONVENIENTLY LOCATED HALF BATHROOM OFF THE SIDE ENTRANCE TO BACKYARD. THIS GEM IS BRIGHT AND CHEERY AND READY FOR RENOVATION TO BE COMPLETED. BUYER MAY CHOOSE COUNTERTOPS & BACKSPLASH. THIS DUPLEX WOULD MAKE AN EXCELLENT RENTAL OR STARTER FOR THE FIRST TIME HOME OWNER. THE BASEMENT IS OPEN FOR FUTURE DEVELOPMENT. THE BACKYARD IS MASSIVE AND FEATURES A NEW FENCE ON ONE SIDE. DON'T MISS OUT ON THIS OPPORTUNITY AND CALL TODAY !!!