



**GRASSROOTS**  
REALTY GROUP

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**10003 94 Avenue  
Wembley, Alberta**

**MLS # A2233672**



**\$319,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	15-71-8-W6
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** SHEDS X 2; WINDOW COVERINGS (AS VIEWED)

RENOVATED AND WELL-MAINTAINED 3-BEDROOM, 2-BATHROOM HOME WITH HUGE FULLY-FENCED BACKYARD! THIS PROPERTY OFFERS GREAT VALUE AND CONVENIENCE, LOCATED IN A FAMILY NEIGHBOURHOOD, NEAR GREENSPACE AND SCHOOLS IN THE COMMUNITY OF WEMBLEY, JUST 10 MINUTES FROM GRANDE PRAIRIE. THE HOME HAS BEEN THOUGHTFULLY UPDATED INCLUDING BATHROOMS, DOORS, SIDING, FENCE, AND GATES. ADDITIONAL UPDATES ARE NEW HWT, AND APPLIANCES. THE LARGE BACKYARD IS BOTH PEACEFUL AND PRIVATE, WITH A GROUND-LEVEL DECK AND OFFERS ROOM TO BUILD A GARAGE. THE HOME IS PERFECT FOR SEVERAL LIFESTYLES. MOVE IN AND ENJOY THIS TURNKEY HOME!