



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9515 99 Street
Wembley, Alberta

MLS # A2234629



\$120,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	674 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Parking Pad, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Garden, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-71-8-W6
Exterior:	Mixed	Zoning:	R
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	See Remarks		

Inclusions:	na
-------------	----

Still renting and dreaming of home ownership? Searching for an investment property? This charming little home might just be the one. The main floor of this home features 2 bedrooms, 1 bathroom, and a bright living room with ample space for furniture. It also has a kitchen with stainless steel appliances and plenty of cabinets. The basement is partially finished with a spacious family room, a third potential bedroom, loads of storage, and a laundry room with washer & dryer. Updates include some newer shingles and a new hot water tank. The home sits on a 50'x120' fully landscaped, fenced lot with mature apple trees, a garden, and tonnes of parking space for all your vehicles, toys, or both! It's located in the town of Wembley on a quiet street close to schools and playgrounds. Wembley is less than 20 minutes from the city of Grande Prairie and has low property taxes. It offers many amenities such as schools, shopping, restaurants, and is home to the Philip J Currie Dinosaur Museum. Saskatoon Lake, Pipestone campground, and golf course are all just a few minutes away.