



GRASSROOTS
REALTY GROUP

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9603 98th Street
Wembley, Alberta

MLS # A2238049

\$319,000



Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,088 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Combination, Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Well built older home on corner lot with fenced yard and garden. This home is a little dated but ready for any changes you would like. Exterior is vinyl siding and the asphalt shingles are two years old. There are 3 bedrooms and 1 full bathroom upstairs off of the primary bedroom. There is a half bath that can also be accessed from the back entrance to home. The basement has large windows for lots of light. There is a large recreation room and a full wall of cabinet storage with sink. An attempt to create one large bedroom has been started and bathroom downstairs needs a redo. The laundry room is downstairs and access to the garage is a stairway. Garage has large door with great space and has a small heater. This would make a great starter home or an investment home. Book a showing.