



**GRASSROOTS**  
REALTY GROUP

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**9930 101 Street**  
**Wembley, Alberta**

**MLS # A2242488**



**\$162,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE                                      |               |                   |
| <b>Type:</b>     | Residential/Manufactured House            |               |                   |
| <b>Style:</b>    | Modular Home                              |               |                   |
| <b>Size:</b>     | 1,152 sq.ft.                              | <b>Age:</b>   | 1988 (37 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Attached Carport, Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.28 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Corner Lot                                |               |                   |

|                    |                       |                   |    |
|--------------------|-----------------------|-------------------|----|
| <b>Heating:</b>    | Standard, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate, Linoleum    | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Metal                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | None                  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Aluminum Siding       | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Piling(s)             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | No Smoking Home       |                   |    |

**Inclusions:** Window coverings, ride-on lawnmower, shed

Wonderful house on a large lot in the peaceful community of Wembley. Enjoy your lovely backyard, which is full of mature trees and plant beds, while relaxing on the back deck. Harvest berries from your own saskatoon tree. Parking is plentiful because it is on a corner lot. This house has undergone numerous renovations. Hot water tank, new tin roof, flooring, stainless steel appliances, hardwood countertops, refinished kitchen cabinets, stainless steel appliances, interior and exterior paint, and extra insulation under the skirting. For those who are just starting out or who simply want to downsize, this is the ideal house. If you are searching for an investment property, the property is designated R2. Make an appointment for your showing today.