



GRASSROOTS
REALTY GROUP

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9703 95 Avenue
Wembley, Alberta

MLS # A2328843



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,111 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-71-8-W6
Exterior:	Stucco, Wood Siding	Zoning:	RS
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Deep Freeze and Shed

Immediate possession on this 1,111 square foot, fully developed home, with a double attached garage. Located on a nicely landscaped, large corner lot in the town of Wembley. Home has a nice, private deck. Main floor consists of two bedrooms (Ensuite off Primary Bedroom), kitchen, dining area, 4 piece bathroom, and a large living room with a bay window and a wood burning fireplace. The basement consists of 2 bedrooms, a recreation room with a free standing wood burning stove, a laundry / utility room and a 4 piece bathroom.