



GRASSROOTS
REALTY GROUP

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9910 93 Avenue
Wembley, Alberta

MLS # A2351796

\$204,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	980 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	See Remarks		

Inclusions: Fridge and stove

INVESTMENT ALERT! Solid investment opportunity! This semidetached home offers 3 bedrooms, 1 bathroom, and a functional layout with an undeveloped basement providing additional potential. Located on a quiet street, the property has seen many upgrades over the years and features a fenced yard, front parking, and convenient back alley. Both sides of the duplex are available for purchase on separate titles, presenting a rare opportunity to own both units and build your investment portfolio. Currently leased to November 30, 2027, this property offers an excellent opportunity for investors looking for a solid rental property with long-term potential. Purchase one side or take advantage of the opportunity to own both!