

9511 97 Street

Wembley, Alberta

MLS # A2251360



\$314,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,013 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Gravel Driveway, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters		

Inclusions: n/a

Immediate Possession and no rear neighbours! This lovely home with garage is perfect for a first-time home buyer or investor. The main floor features a functional kitchen with white cabinets, large living room and spacious dining area with access to the fully fenced and landscaped backyard. Three generous bedrooms and a full bathroom complete the main floor. Downstairs has brand new flooring and offers a large 4th bedroom, a small flex room with a window (could be a small bedroom), bright and open rec room, full bathroom and laundry room. The 21' x 18' detached garage is insulated, boarded and perfect to keep your vehicle protected through the winter months. The backyard is fenced, landscaped, has a nice deck with gas line for BBQ and raised garden beds. You will love the convenient location backing onto the Wembley Elementary School and steps away from the day care, skate park and rec center.