

# \$299,900 - 9708 95 Avenue, Wembley

MLS® #A2266358

**\$299,900**

4 Bedroom, 2.00 Bathroom, 912 sqft

Single Family on 0.15 Acres

N/A, Wembley, Alberta

Amazingly well-maintained bungalow located on a quiet street in Wembley! This welcoming home offers three bedrooms on the main level and one down, along with two full bathrooms. The partially finished basement includes a spacious family room, additional bedroom, and bathroom — perfect for guests or extended family. Upgrades over the years include a newer furnace, hot water tank, most windows, metal roof, and central air-conditioning. Enjoy outdoor living under the large 31' x 16' covered patio overlooking the nicely sized yard and also has paved parking down the side of home. Property features three outbuildings — a 16' x 24' heated workshop with a cold storage area at the rear, a 13' x 7' storage shed, and a 10.5' x 20' cover-all with solar lighting. Lots of poured concrete and convenient rear alley access complete this great property. An affordable, move-in-ready home that shows pride of ownership throughout! (id:6289)

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| Listings #     | A2266358  |
| Price          | \$299,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Square Footage | 912       |
| Acres          | 0.15      |



|            |               |
|------------|---------------|
| Year Built | 1978          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9708 95 Avenue |
| Subdivision | N/A            |
| City        | Wembley        |
| Province    | Alberta        |
| Postal Code | T0H3S0         |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Schools                                |
| Utilities      | Electricity, Natural Gas, Sewer, Water |
| Features       | See remarks, Back lane, Level          |
| Parking Spaces | 4                                      |
| Parking        | Other, Parking Pad                     |

### Interior

|                 |                          |
|-----------------|--------------------------|
| Appliances      | See remarks              |
| Heating         | Natural gas Forced air   |
| Cooling         | Central air conditioning |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| # of Stories    | 1                        |
| Has Basement    | Yes                      |

### Exterior

|              |                 |
|--------------|-----------------|
| Exterior     | Metal           |
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|



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