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9915 97 Avenue
Wembley, Alberta

MLS # A2347850



$300,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,120 sq.ft.	**Age:**	1987 (39 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped		

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

Inclusions: as is, where is, on possession

Nestled steps from Wembley’s scenic walking trails, this spacious bi-level home offers a warm, sunlit sanctuary overflowing with potential. Upstairs, fresh modern flooring connects an open-concept living and dining area to a bright kitchen with solid wood cabinetry, where natural light streams through the window overlooking the expansive backyard. Step through the side entry onto a massive deck with sleek white railings—the perfect backdrop for summer BBQs, outdoor meals, and quiet evenings. The main floor features two comfortable bedrooms, including a primary room equipped with a toilet and plumbing ready for your custom vanity, alongside a full four-piece bath. Downstairs, the functional layout expands with three additional bedrooms, a second family room, another full bath, and an unfinished flex space ready to become a sixth bedroom, home office, or workshop. With framing already complete in the lower level, you have a effortless head start to personalize every finish and build immediate equity. Outside, a fully fenced yard with mature trees leads to a 12' x 23' detached garage with rear alley access, providing secure parking or a dedicated workshop space for all your projects. ***Please note: property is sold “as is, where is, at time of possession”. No warranties or representations.*** Contact your REALTOR® today to schedule a private walkthrough!

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