

9707 96 Avenue  
Wembley, Alberta

MLS # GP208920



**\$215,000**

<b>Division:</b>	Wembley		
<b>Type:</b>	House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	860 sq.ft.	<b>Age:</b>	1975 (44 yrs old)
<b>Beds:</b>	2 up / 1 down	<b>Baths:</b>	2
<b>Possession:</b>	Negotiable		
<b>Garage:</b>	-		
<b>Driveway:</b>	Gravel		

<b>Heating:</b>	Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Other	<b>Sewer:</b>	Municipal
<b>Roof:</b>	Asphalt Shingle	<b>Taxes:</b>	\$ 1,598
<b>Basement:</b>	Partial	<b>Condo Fee:</b>	-
<b>Exterior:</b>	Wood	<b>Lot Fee:</b>	-
<b>Land:</b>	Landscaped	<b>Maintenance Fee:</b>	-
<b>Features:</b>	-		

**Inclusions:** -

Fantastic Starter Home Priced Extremely Well !! This cute bungalow with 2 bedrooms up, large bathroom with tiled tub surround, nice sized living room, dining room, and a cozy little kitchen!! The property also features a large yard, rear ally access, fully fenced, mature trees and deck!! This home is in a great location, close to schools and rec complex!!