

9707 96 Avenue  
Wembley, Alberta

MLS # A1045289



**\$185,000**

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | NONE              |               |                   |
| <b>Type:</b>     | Residential/House |               |                   |
| <b>Style:</b>    | Bungalow          |               |                   |
| <b>Size:</b>     | 860 sq.ft.        | <b>Age:</b>   | 1975 (46 yrs old) |
| <b>Beds:</b>     | 2                 | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad       |               |                   |
| <b>Lot Size:</b> | 0.13 Acre         |               |                   |
| <b>Lot Feat:</b> | Back Yard         |               |                   |

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** RR

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** -

Fantastic Starter or Investment, this cute bungalow offer 2 bedrooms up, 1 large bathroom, nice sized living room, kitchen & dining area, Basement is partially developed. Yard is a great size with mature trees and deck.