

10011 97 Avenue
Wembley, Alberta

MLS # A2270974



\$364,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	888 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s)		

Inclusions: Shedx2

Fully updated two unit property situated on a quiet street with alley access in the family orientated town of Wembley. Upstairs boasts open concept between the kitchen, dining and living room. Kitchen has brand new counter tops + cabinets, flooring, paint and light fixtures. Dining is spacious and complimented by feature white brick wall. Remainder of main level is completed with two bedrooms, full bathroom with laundry. Basement has totally seperate entrance with seperate suite that has again open concept kitchen, dining and living room with brand new everything. Remainder of second unit is completed with two bed rooms, full bathroom with tiled shower, and utility room with laundry. Driveway is massive allowing for RV parking or adequate parking. Back yard is spacious with rear alley access allowing for future detached garage if your heart desires, and complimented by two sheds. So whether you are looking to enter into home ownership with a secondary suite to off set mortgage or add another rental property to your rental portfolio, with a high demand for rentals in Wembley, this home will be sure to please.(appliances can be negotiated to be installed by possession date).