

**9820 99 Street  
Wembley, Alberta**

**MLS # A2045054**



**\$55,000**

**Division:** NONE

**Lot Size:** 0.12 Acre

**Lot Feat:** City Lot, Paved

**By Town:** Wembley

**LLD:** -

**Zoning:** R-2 - RES 2

**Water:** -

**Sewer:** -

**Utilities:** Electricity at Lot Line

This is a vacant residential lot located in the Century area, with a single detached garage and all services at the lot line. It is zoned R-2, which typically allows for single and two-family homes. The property is located across the street from Helen E. Taylor School and is within walking distance of local amenities such as the Corner Grocery and Wembley Recreation Centre. This property may be of interest to builders and investors looking for a development opportunity in the area. The fact that there is no existing house on the lot means that there is no need to tear down an existing structure before starting construction. If you are interested in this property, contact a REALTOR® for more information and to arrange a viewing.