

SHELDON SWAIN

(780) 978-7943
sswain@sutton.com

9708 94 Avenue
Wembley, Alberta

MLS # A1033336



\$259,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | - | | |
| Size: | 931 sq.ft. | Age: | 1981 (39 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Parking Pad, RV Access/Parking | | |
| Lot Size: | 0.00 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Gazebo, Front Yard, Landscaped | | |

| | | | |
|--------------------|---------------------------------|-------------------|---|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R |
| Foundation: | - | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan | | |

Inclusions: -

Nicely maintained bilevel with RV PARKING in the quiet town of Wembley. Open concept main level with hardwood flooring in the living room. Kitchen has stainless appliances, hickory cabinets, and access to the backyard. Two spacious bedrooms and a bathroom complete the main floor. Basement is fully developed with a family room, three bedrooms, laundry room, and bathroom. The backyard is fully fenced and landscaped with a large deck and pergola, pond, 8x10 shed, 16x22 shed with garage door and wood stove, fire pit, RV parking, and back alley access. Some recent reno's include shingles, windows, kitchen cabinets, lighting, paint, and flooring.