

**9919 98 Street**  
**Wembley, Alberta**

**MLS # A2156950**



**\$169,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

First-time home buyer opportunity! This 3-bedroom, 2-bathroom bungalow is located on a quiet street in Wembley, within walking distance to schools, the store, and the doctor's office. The main floor features a spacious kitchen with ample counter space, along with a fridge, stove, and dishwasher. The adjacent living room offers plenty of space for relaxation. To complete the main level, you'll find 2 bedrooms, a 3-piece bathroom with a jet tub, and convenient laundry facilities with an additional stand-up shower. The basement is fully developed, including a 3rd bedroom with its own 3-piece ensuite. The home has an original furnace and a 2017 hot water tank, with most windows updated. Additional storage is available in the crawl space beneath the living room and kitchen. Outside, the large backyard includes a shed, and rear alley access offers parking for up to 4 vehicles or potential RV parking.