

# \$178,000 - 9916 93 Avenue, Wembley

MLS® #A2217555

**\$178,000**

3 Bedroom, 1.00 Bathroom, 899 sqft

Residential on 0.08 Acres

NONE, Wembley, Alberta

This is a perfect home for the first time buyer or for an investor looking to take advantage of the hot rental market. This cute duplex is bright, with a good floor plan of two bedrooms and a full bath up and one partially finished bedroom downstairs. The entire main floor has been repainted for a fresh, bright and clean home. Vinyl plank flooring throughout is great for easy care. Windows and doors have been replaced in recent years. You could own your home for less than you might be paying for rent and can build equity by completing the basement! The large backyard has a new privacy fence with back lane access. This is a great opportunity! Call your Agent today to arrange a viewing!

Built in 1979

## Essential Information

MLS® #	A2217555
Price	\$178,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	899
Acres	0.08
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow



Status	Active
--------	--------

## Community Information

Address	9916 93 Avenue
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available
Parking Spaces	2
Parking	Off Street, Gravel Driveway

## Interior

Interior Features	Ceiling Fan(s), Vinyl Windows
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	1
Zoning	RG

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.