

**9308 98 Avenue**  
**Wembley, Alberta**

**MLS # A2207019**



**\$318,000**

|                  |                   |               |                   |
|------------------|-------------------|---------------|-------------------|
| <b>Division:</b> | NONE              |               |                   |
| <b>Type:</b>     | Residential/House |               |                   |
| <b>Style:</b>    | Bungalow          |               |                   |
| <b>Size:</b>     | 927 sq.ft.        | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 3                 | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad       |               |                   |
| <b>Lot Size:</b> | 0.12 Acre         |               |                   |
| <b>Lot Feat:</b> | Back Yard         |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                   | <b>Zoning:</b>    | RES |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks                    |                   |     |

**Inclusions:** Shed

Charming Starter Home with Open Floor Plan & Spacious Yard! Welcome to your perfect starter home, where comfort and style come together effortlessly! This delightful bungalow features an inviting open floor plan and a large, fenced yard—ideal for relaxation and entertaining. Step inside to find a bright and spacious kitchen with high ceilings, a generous dining space, and large windows that fill the home with natural light. The kitchen offers seamless access to the backyard, making BBQs and gatherings around the fire pit easy and enjoyable year-round. A short hallway leads to three large bedrooms and a well-appointed bathroom, providing a comfortable retreat for the whole family. Downstairs, the fully finished lower level is perfect for cozy family nights, with ample space for a large TV, a comfy sectional, and room for games and entertainment. If this sounds like the perfect home for you, contact your favorite REALTOR®; today to book a private viewing!