

# **\$209,900 - 9918 93 Avenue, Wembley**

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MLS® #A2258521

**\$209,900**

3 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.08 Acres

NONE, Wembley, Alberta

FANTASTIC STARTER HOME in the cute town of Wembley!!! WOWZA RENOVATIONS!!! FANTASTIC POTENTIAL IN THIS ROOMY HALF DUPLEX !!! CHECK OUT THIS DUPLEX LOCATED AT THE EDGE OF TOWN. NEW RENOVATIONS INCLUDES A NEW ROOF, NEW PAINT, NEW FLOORING, NEW TOILETS, NEW VANITIES, NEW LIGHTS & FIXTURES, NEW TRIM AND A BRAND NEW SPARKLY WHITE KITCHEN. UPSTAIRS FEATURES THREE BEDROOMS AND A 4 PIECE NEWLY FINISHED BATHROOM. THE MAIN FLOOR FEATURES A LARGE FRONT LIVING AREA AND A REAR OPEN CONCEPT KITCHEN AND DINING AREA. THERE IS A CONVENIENTLY LOCATED HALF BATHROOM OFF THE SIDE ENTRANCE TO THE BACKYARD. THIS GEM IS BRIGHT AND CHEERY! THIS DUPLEX WOULD MAKE AN EXCELLENT STARTER FOR THE FIRST TIME HOME OWNER. THE BASEMENT IS OPEN FOR FUTURE DEVELOPMENT. MASSIVE BACKYARD WITH LOTS OF ROOM FOR A FUTURE GARAGE AND FEATURES A NEW FENCE ON ONE SIDE. DON'T MISS OUT ON THIS WONDERFUL HOME!! CALL YOUR FAVOURITE REALTOR TODAY !!!

Built in 1981

## **Essential Information**

MLS® #

A2258521



Price	\$209,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,140
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	9918 93 Avenue
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

### Amenities

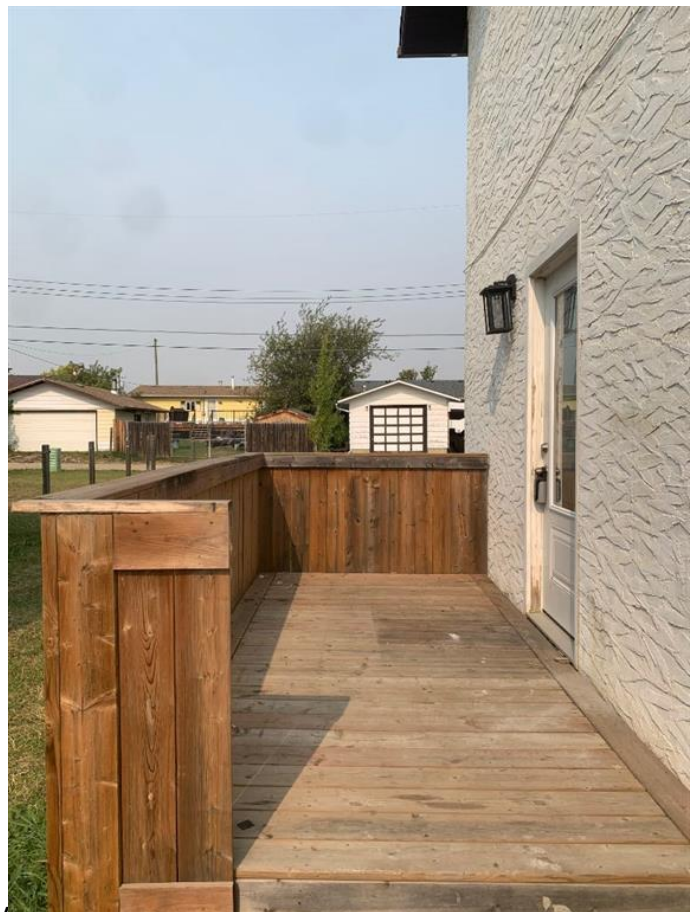
Utilities	Garbage Collection, Electricity, Gas, Internet, Phone Available, See Remarks
Parking Spaces	2
Parking	Driveway, Front Drive, Gravel, See Remarks, Access/Parking, See Remarks

### Interior

Interior Features	Built-in Features, Closet Organizers, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot,



	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 18th, 2025
Zoning	RG

### **Listing Details**

Listing Office	Pinnacle Real Estate
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