



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**9603 98th Street**  
**Wembley, Alberta**

**MLS # A2238049**

**\$319,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Combination, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer

Well built older home on corner lot with fenced yard and garden. This home is a little dated but ready for any changes you would like. Exterior is vinyl siding and the asphalt shingles are two years old. There are 3 bedrooms and 1 full bathroom upstairs off of the primary bedroom. There is a half bath that can also be accessed from the back entrance to home. The basement has large windows for lots of light. There is a large recreation room and a full wall of cabinet storage with sink. An attempt to create one large bedroom has been started and bathroom downstairs needs a redo. The laundry room is downstairs and access to the garage is a stairway. Garage has large door with great space and has a small heater. This would make a great starter home or an investment home. Book a showing.