

# \$198,888 - 9918 93 Avenue, Wembley

MLS® #A2212141

**\$198,888**

3 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.08 Acres

NONE, Wembley, Alberta

INVESTOR ALERT!!! FANTASTIC POTENTIAL IN THIS ROOMY HALF DUPLEX !!! CHECK OUT THIS DUPLEX LOCATED AT THE EDGE OF TOWN. SO MUCH POTENTIAL TO PUT YOUR FINISHING TOUCHES HERE. THREE BEDROOMS UPSTAIRS AND A PARTIALLY FINISHED BATHROOM. THE MAIN FLOOR FEATURES A LARGE FRONT LIVING AREA AND REAR KITCHEN AND DINING ROOM. HALF BATHROOM OFF THE SIDE ENTRANCE TO BACKYARD. THIS GEM IS BRIGHT AND CHEERY AND READY FOR RENOVATION IN PROGRESS TO BE COMPLETED. THIS DUPLEX WOULD MAKE AN EXCELLENT RENTAL. THE BASEMENT IS OPEN FOR FUTURE DEVELOPMENT. THE BACKYARD IS MASSIVE AND FEATURES A NEW FENCE. DON'T MISS OUT ON THIS OPPORTUNITY AND CALL TODAY !!!

Built in 1981

## Essential Information

MLS® #	A2212141
Price	\$198,888
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	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 15th, 2025
Days on Market	26
Zoning	RG

**Listing Details**

Listing Office                      Pinnacle Real Estate

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