



# 9307 98 Street Wembley Alberta

\$219,900

MORTGAGE HELPER with a full FACELIFT throughout! This is an excellent opportunity for an investor to add a cashflowing property to their portfolio OR for a first time home buyer looking to enter the real estate market while having their bills supplemented with an in-law suite. Upstairs features 3 bedrooms and 1 bathroom, with newer flooring, kitchen, appliances, fixtures, trim, and paint throughout. Lot's of natural light and MAIN FLOOR LAUNDRY. Downstairs has separate entrance and features an open concept bachelor pad with 1 bathroom, full kitchen, and separate laundry. House has high efficiency furnace and high efficiency on demand hot water. Shingles are newer, most windows are newer, and most fencing is newer. There has been TONS of work put into this property over the past year and now it's turn key ready for someone to make it theirs. Excellent opportunity in Wembley. Quick possession is possible. (id:6769)

Kitchen 8.00 Ft x 13.00 Ft  
Living room 8.50 Ft x 9.50 Ft  
Bedroom 18.50 Ft x 19.50 Ft  
4pc Bathroom 7.33 Ft x 10.33 Ft  
Laundry room 8.50 Ft x 12.00 Ft  
Kitchen 10.00 Ft x 11.00 Ft

Dining room 8.00 Ft x 8.50 Ft  
Living room 13.00 Ft x 14.17 Ft  
Primary Bedroom 10.50 Ft x 14.17 Ft  
Bedroom 8.33 Ft x 11.00 Ft  
Bedroom 8.00 Ft x 10.50 Ft  
4pc Bathroom 5.00 Ft x 9.75 Ft

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group Ltd.

<http://www.tallonjebb.ca/>



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

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