

# \$155,000 - 9912 97 Street, Wembley

MLS® #A2221350

**\$155,000**

2 Bedroom, 1.00 Bathroom, 835 sqft

Residential on 0.14 Acres

NONE, Wembley, Alberta

Looking for a great project or investment? This 2-bedroom, 1-bathroom home in Wembley is packed with potential and has had many key updates done for you already. Sitting on a large, mature yard, the property includes a shed and an additional tarp shed (tarp needs to be replaced)â€”perfect for extra storage or a future workshop space.

Recent updates in the past five years include:

Updated kitchen and bathroom

New hot water tank

New windows

New insulation around the windows and in kitchen exterior walls

New shingles (2024)

New furnace (2024)

Updated flooring throughout most of the home with vinyl plank

Currently tenant-occupied with a lease in place until June 30, 2025, bringing in \$1,150/month in rental income.

Whether you're looking to add to your rental portfolio or want a home to customize and make your own, this property is worth a look! Contact your trusted Agent to arrange for a showing today!

Built in 1961

## Essential Information



MLS® #	A2221350
Price	\$155,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	835
Acres	0.14
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	9912 97 Street
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

### **Amenities**

Parking Spaces	6
Parking	Alley Access, Off Street, Drive Through, Unpaved

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Microwave, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	May 16th, 2025
Days on Market	6
Zoning	RG - Residential General

## **Listing Details**

Listing Office	Royal LePage - The Realty Group
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