

**9716 97 Street
Wembley, Alberta****MLS # A2250014****\$72,000****Division:** NONE**Lot Size:** 0.13 Acre**Lot Feat:** Rectangular Lot, See Remarks**By Town:** -**LLD:** 15-71-8-W6**Zoning:** RG**Water:** -**Sewer:** -**Utilities:** -

How often do you find two, not one, but two lots side by side? What a great Wembley location, near the schools, parks and playgrounds. 9716 and 9720 on 97 Street are each available. Water and sewer lines are close, right across the street, about \$11,000 per lot for connection. Wembley land use bylaw is attached as a supplement so ask your REALTOR® to forward to you. What's your development dream? Work with the town to make your single detached project or perhaps duplex or other low-density multi-unit dwelling take shape! Grande Prairie city residential market is buzzing so overflow options to peaceful places like nearby Wembley are needed for consumers, or yourself. GST may apply per lot.