

**9511 99 Street
Wembley, Alberta****MLS # GP208510****\$75,000**

Division:	Wembley		
Type:	Manufactured Home with Land		
Style:	Modular Home		
Size:	694 sq.ft.	Age:	1970 (49 yrs old)
Beds:	2	Baths:	1
Possession:	Immediate		
Garage:	Detached, Single		
Driveway:	Gravel		

Heating: Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Linoleum**Sewer:** Municipal**Roof:** Asphalt Shingle**Taxes:** \$ 900**Basement:** None**Condo Fee:** -**Exterior:** Aluminum**Lot Fee:** -**Land:** -**Maintenance Fee:** -**Features:** -**Inclusions:** stove, dishwasher, washer & dryer, window coverings, play centre, home is sold as is & was a rental

Affordably priced Renovated MFG home with detached garage on owned land in Wembley (only a 15 minute drive from GP). This home has had loads of work done, drywall, flooring, paint, furnace(9 yrs old), hot water heater (1 year old), trim. There are 2 bedrooms and 1 4 piece bathroom. There is a porch that makes a great mud room but will have to be replaced. The yard is mostly fenced and has a playground for kids and a very big back yard which would be great for kids to play in. The garage will need a new roof. This home is ready for immediate possession!