



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**9504 99 Street**  
**Wembley, Alberta**

**MLS # A2230358**



**\$320,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared, Corner Lot, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer, Dryer, Shed.

Stylish Corner Lot Stunner with Dream Kitchen, RV Parking & Currently No Rear Neighbors! Welcome to your next chapter in this beautifully updated and move-in ready 3-bedroom gem, perfectly located on a sunny west-facing corner lot with no rear neighbors—just peaceful walking trails and endless sky. From the moment you step through the elegant tiled entryway, you’ll be captivated by the seamless blend of modern style and everyday functionality. The open-concept layout flows effortlessly through the spacious living and dining areas and into a show-stopping kitchen that will leave you breathless. Featuring rich, dark cabinetry, gleaming countertops, a designer backsplash, and stainless steel appliances (all less than two years old), this kitchen also boasts a massive island that’s perfect for everything from hosting friends to helping with homework. Down the hall, you’ll find three generous bedrooms, including a serene primary suite with a private half-bath and walk-in closet. The main full bath serves the additional bedrooms with ease. Step outside through patio doors just off the kitchen to your own backyard oasis. A raised deck leads to a charming brick pathway and down to a large wood patio—ideal for relaxing, entertaining, or soaking up the sun. The fully fenced yard offers both beauty and function, complete with a large shed and RV gate access for extra parking or toy storage, deck and fireplace. But that’s not all—downstairs, the expansive unfinished basement offers limitless potential to design the space of your dreams, whether it’s a home theater, fitness studio, guest suite, or all of the above. The laundry area is conveniently located here as well, featuring a newer washing machine and hot water tank (both replaced within the last couple of years). **FEATURES YOU’LL LOVE:**

Open-concept living with tiled entryway, Stunning kitchen with massive island & upgraded appliances, 3 spacious bedrooms including primary suite with ensuite & walk-in closet, Backyard retreat with deck, patio, and garden space, Fully fenced, landscaped yard with large shed and RV parking, Sunny west-facing corner lot with walking trails and no rear neighbors, Basement ready for your custom touch, Quiet, family-friendly neighborhood! Whether you're a first-time buyer, small family, or looking to downsize without compromise—this home truly has it all. Book your private showing today before it's gone!