



GRASSROOTS
REALTY GROUP

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9924 93 Avenue
Wembley, Alberta

MLS # A2231032



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,081 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-71-8-W6
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: window coverings other than master bedroom

Tucked away in Wembley, just 9 minutes from Grande Prairie, this well-priced bungalow offers exceptional value, space, and style. Set on a large, fully fenced lot, allowing privacy and safety for little ones and pets enhances the family aspects of this home. The main floor features a large modern kitchen with a designated dining area; a family room with an ample supply of natural light and hardwood flooring; 3 bedrooms and 1.5 bathrooms. The updated and tastefully finished basement includes two additional bedrooms, a full bathroom, a cozy living room and an incredible laundry room. With its thoughtful updates, tasteful finishes, and fantastic outdoor features, and Grande Prairie City Water - this home is a must-see.