



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9724 94 Avenue
Wembley, Alberta

MLS # A2319691



\$284,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	852 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-71-8-W6
Exterior:	Concrete, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: none

Fantastic home in Wembley! This stunning property was updated back in 2018, offering some modern finishes and peace of mind for years to come. The upgrades that were done included new shingles, flooring, windows, paint, appliances, drywall, cabinetry, hot water tank, furnace, and much more. Step inside to a bright, open-concept living space that is both welcoming and functional. The spacious living room is perfect for entertaining family and friends, while the beautiful kitchen features newer appliances, stylish backsplash, and ample cabinet storage. Just off the dining area, you'll find a two tier deck—ideal for relaxing or enjoying summer barbecues. The upper level offers two generously sized bedrooms and a bathroom. Downstairs, the fully developed basement features a huge third bedroom, a comfortable family room, and additional storage space in the furnace room. Plumbing is already in place for a potential second bathroom, providing added value and future flexibility. Move-in ready, this home is a must-see. Don't miss your opportunity—book your showing today!