



GRASSROOTS
REALTY GROUP

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9704 94 Avenue
Wembley, Alberta

MLS # A2320847



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,160 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Few Trees, Front Yard, Gentle Sloping, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-71-8-W6
Exterior:	Mixed, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: N/A

Located at 9704 94 Avenue in Wembley, Alberta, this starter Bungalow offers ample space for your family needs. The home features 5 bedrooms, 2 bathrooms, and a practical layout suited for families of all sizes. The main floor hosts a bright, open-concept kitchen and dining area with dark cabinetry, white subway tile backsplash, light hardwood-style flooring, and stainless steel appliances including a range and French door refrigerator. A laundry area is conveniently accessible on the main floor. The adjacent living room is spacious and well-lit, featuring large windows that invite natural light and light grey laminate flooring throughout. The main-floor bathroom is finished with dark wood cabinetry, a tiled tub surround with white subway tile, and matte black fixtures. The lower-level bathroom offers a modern vanity with a wood-toned finish and a glass-enclosed stand-up shower. The five bedrooms vary in size, Lower-level bedrooms feature light blue-grey walls with windows, while upper-level bedrooms offer open closet storage. The current owners have care meticulously for this home inside & out with a New heated garage, new siding & eavestroughs, shingles, new paint, flooring, appliances & more completing this functional family home.