



GRASSROOTS
REALTY GROUP

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10004, 93 Ave
Wembley, Alberta

MLS # A2325156



\$429,999

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,117 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Shingle Siding

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RS

Utilities: -

Inclusions: N/A

Spacious Family Living with a HEATED 20' x 28' Detached Garage! Welcome to this beautifully maintained 5-bedroom, 3-bathroom home offering exceptional space, comfort, and functionality in the welcoming community of Wembley. Thoughtfully designed for growing families, this move-in-ready property combines generous living areas with practical features both inside and out, including CENTRAL AIR CONDITIONING!!!! to keep you comfortable all summer long. The bright and inviting main floor offers a spacious living room that flows effortlessly into the dining area and well-appointed kitchen, creating the perfect setting for everyday living and entertaining. With ample cabinetry, abundant counter space, and a functional layout, the kitchen is designed to make meal preparation a pleasure. The main level features three generously sized bedrooms, including a comfortable primary retreat complete with its own 3-piece ensuite. A full main bathroom serves the additional bedrooms with ease. The fully developed basement provides even more room for the family to spread out, offering a large family room, two additional bedrooms, a full bathroom, and plenty of storage space. Whether you need room for guests, teenagers, a home office, or a hobby area, this lower level delivers exceptional flexibility. Step outside to enjoy the fully fenced backyard, where there's plenty of room for children to play, pets to roam, summer barbecues, or simply relaxing outdoors. A standout feature of this property is the impressive 20' x 28' heated detached garage, providing ample space for vehicles, a workshop, recreational equipment, and year-round storage. Additional parking easily accommodates multiple vehicles, an RV, or a trailer. Shingles are 11 years old. Located in a family-friendly neighborhood close to schools, parks, and everyday amenities, this property offers the perfect balance of

small-town charm and modern convenience. With five bedrooms, 3 bathrooms, central air conditioning on the west side of the house, a fully developed basement, and an impressive HEATED detached garage, this home delivers outstanding value and everything your family needs. Don't miss this exceptional opportunity—call or text Diane Reber at 780-831-1277 today to book your private showing or your favorite Agent!