



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9527 93 Street
Wembley, Alberta

MLS # A2350213



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,030 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	Playset
-------------	---------

Welcome to this charming home tucked away in a quiet cul-de-sac in Wembley! Step inside to a bright and welcoming entryway, then head up a few stairs into the open concept living, dining, and kitchen area. Large windows bring in plenty of natural light, while fresh paint throughout the main floor gives the space a clean, refreshed feel. Down the hall you'll find 3 bedrooms and a full bathroom, including the primary bedroom with its own walk-in closet and convenient half bath ensuite. The basement is currently undeveloped, giving you plenty of opportunity to add additional living space and make it your own, with one future bedroom already framed in. Outside is where this property really shines! Sitting on a large pie shaped lot, the backyard offers tons of space for kids, pets, a garden, or simply enjoying the outdoors. Located within walking distance to Wembley's schools and amenities, this is a great opportunity to get into a wonderful community at an affordable price point.