



GRASSROOTS
REALTY GROUP

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**9708 94 Street
Wembley, Alberta**

MLS # A2216763



\$365,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,237 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: N/A

Beautiful 4-Bedroom Bi-Level with Oversized Garage & No Rear Neighbours – Wembley, AB Welcome to this stunning 2005 bi-level home located in the charming community of Wembley, AB. Situated on a spacious lot with no rear neighbours, this well-maintained property offers the perfect blend of comfort, functionality, and privacy. Boasting 4 bedrooms and 3 full bathrooms, this home is ideal for growing families—with potential to easily add a 5th bedroom in the fully developed basement. The oversized double attached garage provides ample space for vehicles, storage, or a workshop, while RV parking adds even more convenience for outdoor enthusiasts. Step inside to find freshly updated paint throughout, a bright and open floor plan, and modern stainless steel appliances in the kitchen. Recent upgrades include an updated hot water tank and a professionally installed radon reduction system, offering added safety and peace of mind for you and your loved ones. Enjoy entertaining or relaxing in the large backyard featuring a cozy firepit area, perfect for making memories year-round. This move-in ready home is a rare find in a peaceful location—don't miss your chance to own this beautiful property. Book your private showing today!