



GRASSROOTS
REALTY GROUP

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**9935 93 Avenue
Wembley, Alberta**

MLS # A2221110



\$314,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	990 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking, RV Gated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Vaulted Ceiling(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	15-71-8-W6
Zoning:	R1
Utilities:	-

Inclusions: All window coverings

Looking for your first home or need more space for a growing family? This spacious and affordable 5 BEDROOM, 3 BATHROOM bi-level home in Wembley is a rare find that checks all the boxes! Featuring a bright, open layout with vaulted ceilings, this home offers plenty of room for everyone—whether you're hosting family dinners, setting up home offices, or just need extra bedrooms. The main floor includes a cozy living area, a sunny eat-in kitchen with stainless steel appliances, a pantry, and access to a private back deck—perfect for BBQs or relaxing after a long day. You'll find 3 BEDROOMS UPSTAIRS, including a PRIMARY SUITE WITH A PRIVATE ENSUITE, plus 2 MORE BEDROOMS AND FULL BATHROOM DOWNSTAIRS —ideal for teens, guests, or extended family. There's even a recently completed 3-piece bathroom and a large laundry/storage room to keep things organized. Enjoy year-round comfort with CENTRAL AIR CONDITIONING in the summer and a HEATED DOUBLE CAR GARAGE for those chilly winter mornings—no scraping windows or running to the car! Bonus features include: - DRIVE-THROUGH RV PARKING with gates at the front and back—perfect for storing a trailer or recreational toys - A FULLY FENCED YARD with room for kids, pets, or even a garden - NO REAR NEIGHBOURS and a south-facing backyard—offering extra privacy and sunlight Whether you're buying your first home or upgrading for more space, this one offers incredible value in a quiet, family-friendly neighbourhood. Come take a look—you'll feel right at home!