



**9924 93 Avenue
Wembley, Alberta**

MLS # A2231032



\$264,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,081 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating: Forced Air, Natural Gas

Floors: See Remarks

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: 15-71-8-W6

Zoning: R

Utilities: -

Inclusions: window coverings other than master bedroom

Tucked away in Wembley, just 9 minutes from Grande Prairie, this well-priced bungalow offers exceptional value, space, and style. Set on a large, fully fenced lot, allowing privacy and safety for little ones and pets enhances the family aspects of this home. The main floor features a large modern kitchen with a designated dining area; a family room with an ample supply of natural light and hardwood flooring; 3 bedrooms and 1.5 bathrooms. The updated and tastefully finished basement includes two additional bedrooms, a full bathroom, a cozy living room and an incredible laundry room. With its thoughtful updates, tasteful finishes, and fantastic outdoor features, and Grande Prairie City Water - this home is a must-see.