



GRASSROOTS
REALTY GROUP

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**9428 95 Avenue
Wembley, Alberta**

MLS # A2233413



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,024 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: All Appliances, Heater in Garage

Gorgeous Two-Storey Gem in Quiet Wembley Cul-de-Sac This stunning fully finished home is sure to check all the boxes! Tucked away on a peaceful cul-de-sac in Wembley, this property sits on a generous pie-shaped lot with an expansive backyard—perfect for family fun, entertaining, or simply relaxing in your own private oasis. Step inside to discover beautiful finishes throughout, starting with a warm and inviting main floor. The kitchen is a true showstopper, featuring rich hardwood cabinets, a functional island with an eating bar, and a spacious dining area ideal for hosting. The open-concept living room boasts soaring ceilings, large windows that fill the space with natural light, and a cozy gas fireplace—your go-to spot for quiet evenings in. The home is wired for sound on every floor, so just an added bonus. Upstairs, retreat to a fabulous primary bedroom complete with a luxurious 4-piece ensuite and your own private balcony—an ideal place to enjoy your morning coffee while soaking in peaceful views of the adjacent farmland. From the kitchen, step out onto an amazing two-tiered deck that flows seamlessly into the oversized backyard, complete with a charming rock garden and an incredible firepit area for memorable evenings under the stars. The basement is fully finished with a Walkout. With quick possession available and tremendous value throughout, this move-in-ready home is one you don't want to miss. Contact your favorite REALTOR® today to schedule a private showing!