



**GRASSROOTS**  
REALTY GROUP

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**9719 94 Avenue  
Wembley, Alberta**

**MLS # A2233825**



**\$304,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Dog Run Fenced In		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	RES
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Welcome to the town of Wembley, just 10 minutes west of Grande Prairie. This bi-level home features 4 bedrooms, 2 full bathrooms and an impressive 13x35 workshop! The second you walk into this beautiful home you will notice the new wood stairs and railing. Additionally this home has recently been repainted, had the popcorn ceiling removed and has been started with new flooring. The flooring to finish the property has been purchased and will be left with the home for the buyers to complete. The kitchen space is a highlight for this home featuring redone cabinets, newer appliances and a perfect spot for a coffee bar. This property has been regraded, landscaped and has a new back deck with a dog run. Wembley has so much to offer as a community. There are schools within walking distance, a grocery store, parks, a splash park, walking trails, pharmacy, post office, gas station, hockey rink and so much more. Book your showing today with your Realtor of choice and see the value in not only this home but also in the workshop!