



GRASSROOTS
REALTY GROUP

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9524 93 Avenue
Wembley, Alberta

MLS # A2262685



\$409,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,176 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Pantry, Soaking Tub, Vinyl Windows		

Inclusions: Gazebo, shed, window coverings, central vaccum (no attachments)

This spacious and updated 4-level split sits on two beautifully landscaped lots. Featuring two garages, two driveways, and RV parking. The main level is fully renovated with vinyl plank flooring, and modern dark ceilings and trim giving the whole space a modern industrial feel. The kitchen includes newer modern appliances, open wood shelving, a pantry, and breakfast bar. Upstairs, you'll find three bedrooms with brand-new carpet, a 3-piece ensuite, and another fully renovated 3-piece bathroom with a sleek stand-up shower. The third level has a cozy rec room, the fourth bedroom, a large laundry room, and a stunningly renovated third bathroom with a deep soaking tub. The basement adds even more living space with a third living room and a large furnace/storage room. Outside is truly something special: beautifully landscaped like a private oasis, it includes brick pathways, mature trees, a firepit area, water features, a charming bridge, a powered gazebo, and a powered garden shed. With taps throughout the yard and raised beds ready to go, it's made for easy outdoor living. Tucked away on a quiet, low-traffic street, the home backs onto an easement with a direct path to a nearby K–3 school, ideal for families looking for both space and peace of mind. Other big ticket updates include: central air, high effieency furnace, new shingles (2022) newer hot water tank, and some vinyl windows.