



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**9540 93 Street  
Wembley, Alberta**

**MLS # A2281921**



**\$320,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	Gazebo, Shed, Window Coverings		

Remarkable 1521sq-ft 4 level split home situated on quiet street in Wembley. Situated on a large 0.14 acre lot, with true gravel RV PARKING beside your new home. Spacious tiled entry way welcomes you with must have entrance coat closet. Head up a few stairs to the popular open concept boasted between the kitchen, dining, and living room. Kitchen hosts professionally painted cabinets, kitchen island, and of course corner pantry. Dining allows for any shape or size of table for all occasions. Living room is grande in size and complimented by big windows allowing natural light all day long and vaulted ceilings. Second level hosts high demand upstairs laundry, master bedroom with walk through closet to full bathroom, and finished off with second bedroom. Third level is fully finished into a huge living room with walk-out entrance to your backyard , complimented by tiled entry way and coat closet. Last level is 90% finished with a third bedroom with walk in closet, partially finished full bathroom, future office/work area, utility/storage room that stretches the length of the home. Back yard is your own oasis with immaculate landscaping the comes in lush green every year, with gazebo that seller will leave, as well as a shed great for storage/tinkering. Green space beside your new home giving you privacy we you long for. Oversized concrete driveway with no lack of parking space, that stretches along the side of the home with gravel RV Parking. Book your viewing today as the home is the definition of pride of ownership.