



**9307 94 Street
Wembley, Alberta**

MLS # A2288699



\$439,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,516 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Hot Tub, Gazebo, 2 Garage Door Openers and A/C Unit

Welcome to this beautifully maintained 4-bedroom, 2.5-bathroom home in the charming community of Wembley — offering no rear neighbours and the privacy you’ve been looking for! Step inside and you’ll love the bright, open-concept layout designed for both everyday living and entertaining. The spacious main floor flows effortlessly from the inviting living area to the dining space and kitchen, creating the perfect gathering place for family and friends. Large windows bring in plenty of natural light, while the thoughtful floor plan ensures functionality and comfort throughout. Upstairs, you’ll find 3 bedrooms up with one in the basement, including a spacious primary retreat complete with its own ensuite and plenty of closet space. With 2.5 bathrooms total, there’s room for everyone to enjoy convenience and privacy. Outside is where this property truly shines. The fully fenced yard backs onto open space with no rear neighbours — giving you peace, privacy, and wide-open views. There’s ample RV parking for your toys, making this home ideal for adventurers and outdoor enthusiasts. After a long day, relax in your private hot tub or unwind under the gazebo — your own backyard oasis awaits. The landscaping has beautiful cement curbing in the front and back. Stay cool all summer long with air conditioning, and enjoy the comfort and efficiency this home offers year-round. With its great layout, incredible outdoor space, and unbeatable privacy, this home is perfect for families, professionals, or anyone looking for a move-in-ready property in a welcoming community. This Wembley gem truly has it all — don’t miss your opportunity to make it yours!