



**10011 94 Avenue
Wembley, Alberta**

MLS # A2299485



\$429,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,576 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-71-8-W6
Exterior:	Aluminum Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber Optic
Features:	Ceiling Fan(s), French Door, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows		

Inclusions: home theatre projector and screen

Welcome to this beautifully updated 1,576 sq. ft. bungalow with double attached garage and RV parking located in the desirable community of Wembley. Offering exceptional value, this spacious home features 4 bedrooms and 3 bathrooms, making it ideal for families or those seeking additional space in a quiet, small-town setting. The main floor showcases a bright kitchen complete with quartz countertops, and updated finishes throughout the house. The primary bedroom includes an ensuite, with 2 additional bedrooms and updated main 4 piece bath. The basement offers a large family room and dedicated theatre area, perfect for entertaining or relaxing. A fourth bedroom and additional bathroom, a gym room, along with a newly renovated laundry space, add to the home's functionality. Situated on a generous lot, the exterior features a fully fenced, south-facing backyard with a new deck, ideal for outdoor enjoyment. Extensive updates over the years include shingles and eavestroughs, windows and exterior doors, 2 bathrooms, and more, making this home truly move-in ready. Located in Wembley, residents benefit from a peaceful, family-friendly environment with convenient local amenities such as a clinic, grocery, liquor, eating establishment and schools, all while being a short drive to Grande Prairie. Lower property taxes and excellent value make this an attractive alternative to city living. Don't miss your opportunity to own this well-maintained, thoughtfully upgraded home in a welcoming community.