



GRASSROOTS
REALTY GROUP

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**9526 94 Avenue
Wembley, Alberta**

MLS # A2124829



\$335,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,199 sq.ft.	Age:	1991 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage		

Inclusions: Window Covering(s)

Welcome to this immaculate and well cared for 5 Bed 3 Bath fully developed home with TRUE RV PARKING! Situated in quiet town of Wembley! Entering this home you will appreciate the covered walkway / porch that is great for winter season keeping the snow off your walk way, wonderful for when guests are coming over to visit or bringing groceries in. Good sized entry way welcomes you with front entry closet. Heading up a few stairs . you are in the popular open concept living room, dining and kitchen. Kitchen hosts ample cabinet + counter space with window over kitchen sink allowing you to peer into your beautiful fenced back yard. Dining allows for dining table for any space or size for any event. Living room is large and big front window allowing natural light in all day long. Remainder of the main floor is completed with the master bedroom that has a full en-suite, two more good sized rooms and another full bathroom. Basement just finished in the last year, giving you the modern flooring, trim/baseboards and paint. Basement consists of two bedrooms, full bathroom, finished laundry room, utility/storage room and a living room that could be used as a 6th bedroom if wish. Back yard has a massive deck, and yard is fully fenced with separate fenced RV PARKING! Book your viewing today you will not be disappointed!