



**9708 94 Avenue
Wembley, Alberta**

MLS # A2138061



\$284,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	930 sq.ft.	Age:	1986 (38 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Level, Standard Sh		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Vinyl Windows		
Inclusions:	fridge, stove, dishwasher, microwave range fan, washer, dryer, shed		

Welcome to this meticulously cared-for bi-level home in the heart of Wembley. This charming property offers a perfect blend of modern updates and timeless appeal. Featuring energy-efficient triple-pane windows throughout, the upstairs boasts a fully remodeled kitchen complete with a breakfast bar, stunning hickory cabinets, and custom cabinetry. From the kitchen, you have direct access to a large deck, ideal for outdoor dining and entertaining. The inviting living room is bathed in natural light, thanks to a large window that brightens the space. The upstairs also includes a beautifully remodeled bathroom, two spacious bedrooms, and plenty of storage. The lower level of this home is just as impressive, featuring a generous family room that provides ample space for relaxation and gatherings. Additionally, there are three more large bedrooms and another remodeled bathroom, making it perfect for guests or a growing family. The backyard is a true oasis, highlighted by a large deck with a pergola, outdoor serving buffet, a tranquil pond, and numerous flower beds filled with mature plants. The updated fence ensures privacy and security, while the garage is designed for the secure storage of quads and side-by-sides, catering to outdoor enthusiasts. To top it off, the roof has been recently replaced, providing peace of mind for years to come. This home is a must-see, combining comfort, style, and functionality in one beautiful package. Don't miss the opportunity to make this exceptional property in Wembley your own. Contact us today to schedule a viewing!