



**9932 98 Street
Wembley, Alberta**

MLS # A2193745



\$519,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,708 sq.ft.	Age:	2015 (10 yrs old)
Beds:	7	Baths:	3
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Many Trees, Private		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	r2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s)

Inclusions: shed, garage heater, blinds

Gorgeous 2015 custom Bungalow with 7 large bedrooms, 3 bathrooms, finished basement, 24'x26' Garage and a MASSIVE parking pad for RV and 5-10 vehicles! Be welcomed as you enter the open-concept living area and enjoy the natural light from windows surrounding the living room and kitchen. The custom chefs kitchen features granite counters, an expansive island with an eating bar, gas cook top, wall oven and a wrap-around-the-corner pantry with solid shelves and an incredible custom wall cabinet for spices! The whole house has received updated paint and carpet was removed in several areas and durable vinyl plank installed to create an easy to clean NO CARPET living space. The main floor has 3 bedrooms and 2 bathrooms including the master. The luxurious master retreat features a 14'x16 bedroom with a gas fireplace, a blow your hair back walk in closet that is 13' long and a gorgeous ensuite bathroom to relax in with a soaker tub, custom tile shower, dual sinks and its own linen area. Storage was very well thought out in this home which is evident in the walk in entry closet and walk in hallway storage closet. The fully finished basement boasts in floor heat, has a large recroom area, 4 large bedrooms and a peice bathrooms. These extra bedrooms are excellent to use as a gym and office plus you still have ample bedrooms for your family and a guest bedroom. The basement was upgraded to vinyl plank as well and has no carpet. The home was recently upgraded with an HTP boiler system for in floor heat and hot water on demand and central Air Conditioning was added for those warm summer days. Your outdoor oasis features a large fenced yard with some mature trees, a green house, garden boxes, a large deck and stamped concrete patio fire-pit area that is surrounded by leafy trees. The detached 24'x26' garage is heated and has its own sub panel

as well as a lean to across the back for storage. Between the house and garage is a 220 RV plug which can also be used to plug in an electric car charger. There is a massive area in front of the garage and house that is paved and accommodates all your vehicles, an RV, toys, extra trailers, and parking for your guests. Wembley is a great place to raise a family evidenced by the 30km/h speed limit throughout the whole community. There are two primary schools, a small corner grocery, a medical clinic, an arena and lots of parks and green spaces. Located just 10 minutes west of Grande Prairie this Craftsman Bungalow could be an excellent place to put down roots! This home is in excellent condition, the owners just had paint touch ups done and the home is professionally cleaned on a weekly basis!