

9515 94 Street
Wembley, Alberta

MLS # A2305794



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,030 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cleared, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Shed, Pergola Garden Boxes

This gorgeous and well cared for bi-level home offers an inviting, wide open floor plan highlighted by soaring vaulted ceilings and a stunning front bay window that floods the space with an abundance of natural light, creating a bright and airy atmosphere throughout the spacious living room. The functional layout continues into a comfortable dining area with convenient access to the rear deck, perfect for indoor-outdoor entertaining, while the thoughtfully designed U-shaped kitchen opens seamlessly to the dining space, offering both practicality and flow. The upper level features three generously sized bedrooms, including a primary suite complete with its own private half ensuite, along with a full main bathroom. Downstairs, the fully developed basement boasts an expansive rec room ideal for family gatherings or relaxation, a large additional bedroom, a full bathroom, and a dedicated laundry area. Step outside to enjoy the impressive outdoor space featuring a massive back deck, fully fenced yard, handy storage shed, charming pergola with raised garden boxes, and rear alley access, all complemented by a desirable southeast facing for maximum sun exposure. Lovingly maintained by the same owners for over 25 years, this home also showcases recent upgrades including newer shingles, siding, and a window in the primary bedroom. Complete with a spacious double car garage, this is an outstanding opportunity to own a beautiful, move in ready home at an incredible value. Don't miss your chance to make it yours today!