

# \$284,900 - 9708 94 Avenue, Wembley

MLS® #A2138061

**\$284,900**

5 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.14 Acres

NONE, Wembley, Alberta

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!

Built in 1986

**Essential Information**

MLS® #	A2138061
Price	\$284,900
Sold Price	\$288,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.14
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

**Community Information**

Address	9708 94 Avenue
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

**Amenities**

Parking Spaces	5
Parking	Off Street, Parking Pad, RV Access/Parking

**Interior**

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Other, Private Yard, Storage
Lot Description	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Level, Standard Shaped Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	June 5th, 2024
Date Sold	July 10th, 2024
Days on Market	35
Zoning	R-1
HOA Fees	0.00

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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