

# \$319,900 - 9604 94 Street, Wembley

MLS® #A2218719

**\$319,900**

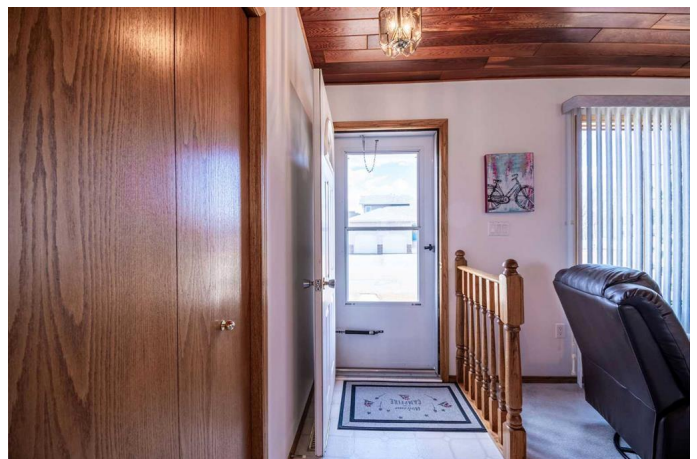
5 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.18 Acres

NONE, Wembley, Alberta

This extremely well maintained bungalow with detached garage is situated on two lots in Wembley with no rear neighbours. The well laid out main floor features a vaulted cedar ceiling in the living room and kitchen, an abundance of windows, a gas fireplace and convenient main floor laundry. The open concept kitchen and dining area offer a great view of the backyard and school yard with access to the rear deck with pergola. Three bedrooms including the primary with 2 piece ensuite complete this level. Downstairs is fully complete with a large rec room, 2 bedrooms, plenty of storage, a full bathroom and cold storage. The backyard is fairly private and has mature trees, RV parking, 2 sheds and of course the 22' x 24' heated garage with a newer overhead door. A great community with schools, recreation facilities, grocery shopping, a convenience store and much more. Wembley is home to the Award-Winning Philip J. Currie Dinosaur Museum and a short commute to the City of Grande Prairie.

Built in 1989



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2218719  |
| Price      | \$319,900 |
| Sold Price | \$321,000 |
| Bedrooms   | 5         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,192       |
| Acres          | 0.18        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9604 94 Street                  |
| Subdivision | NONE                            |
| City        | Wembley                         |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 3S0                         |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Kitchen Island, Ceiling Fan(s), Central Vacuum, Storage |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer  |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 2                                                       |
| Fireplaces        | Basement, Family Room, Gas                              |
| Has Basement      | Yes                                                     |
| Basement          | Full, Finished                                          |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Other                                                                    |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                          |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Date Sold      | May 30th, 2025 |
| Days on Market | 17             |
| Zoning         | R-2            |
| HOA Fees       | 0.00           |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Royal LePage - The Realty Group |
|----------------|---------------------------------|

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