

9617 94 Street  
Wembley, Alberta

MLS # A2146196



**\$334,900**

|                  |                                      |               |                   |
|------------------|--------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                 |               |                   |
| <b>Type:</b>     | Residential/House                    |               |                   |
| <b>Style:</b>    | Bi-Level                             |               |                   |
| <b>Size:</b>     | 1,158 sq.ft.                         | <b>Age:</b>   | 2003 (21 yrs old) |
| <b>Beds:</b>     | 4                                    | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached               |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Lawn |               |                   |

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Ceramic Tile, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 15-71-8-W6

**Exterior:** Vinyl Siding

**Zoning:** RES 1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Jetted Tub, Open Floorplan, Vaulted Ceiling(s), Wet Bar

**Inclusions:** N/A

Discover this charming bilevel home nestled in the neighbourhood of Wembley, boasting a spacious backyard that backs onto an easement for added privacy! The residence features an airy main floor with soaring vaulted ceilings, an expansive kitchen complete with ample counter space and cabinetry, including a convenient eat-at peninsula and a central island with a gas cooktop. Additionally, there's a handy corner pantry. The kitchen's open layout flows seamlessly into the dining area, highlighted by french doors that lead to the deck overlooking the backyard. The primary bedroom is spacious, offering a generous ensuite with a jetted soaking tub and a walk-in closet. Additionally, upstairs you will find another sizable bedroom, and a full bathroom. The fully finished basement, warmed by in-floor heating, provides a vast family room with an inviting wet bar, an additional bathroom with a shower, two more bedrooms, and a laundry/utility room, plus extra storage space. The attached garage, complete with heating, adds to the appeal of this family-friendly home!