

9535 92 Street
Wembley, Alberta

MLS # A2173709



\$413,900

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Modified Bi-Level | | |
| Size: | 1,563 sq.ft. | Age: | 2014 (10 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Attached, Driveway, Garage Door Opener, See Remarks | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Front Yard, No Neighbours Behind | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) | | |

Inclusions: NA

Welcome to Wembley, and step into your inviting place to call home. This upgraded modified bi-level offers an expansive entry way and a bright, open kitchen and living room layout, offering the perfect footprint for entertaining! This custom kitchen features granite countertops, an oversized island, loads of cabinet space, a large pantry and upgraded appliances, including a gas stove! Hardwood flooring is carried through the living room and kitchen and up to the primary bedroom! Just off the dining area you will find a 4 piece main floor bathroom, and two bedrooms complete with large closets and warm, inviting carpet to keep it cozy. Make your way to the upper level into your primary retreat where you have an XL tiled shower and walkthrough to your oversized master closet! The basement is partially finished awaiting your final touches but complete with a 4th bedroom! Noteworthy is the grand, 10ft + ceiling height offering ample light with endless design opportunity. The backyard features no rear neighbours and a landscaped yard that is partially fenced offering an outdoor space to relax and play. Complete with double car garage, RV parking and loads of room for additional vehicles when you have guests over! Book your viewing today, won't last long!