

9480 93 Avenue
Wembley, Alberta

MLS # A2175195



\$314,900

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|------------------|----------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,222 sq.ft. | Age: | 2014 (10 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|------------------|-------------------|-------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete | Zoning: | residential |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: window coverings

Charming Two-Storey Home in great condition on a Spacious Lot - Move-In Ready! Nestled on an expansive 45' x 180' lot with back alley access, this beautifully designed two-storey home offers both space and style. The oversized lot is fenced and provides plenty of room for a large detached garage, making it perfect for those seeking extra storage or workshop space. Step up and admire the welcoming front veranda that leads to the entrance of this charming home. The main floor features a bright and open family room with plenty of natural light, perfect for relaxing or entertaining. You will find a good sized kitchen and dining area, with access to the large back deck, great for your BBQ needs. There is also a half bathroom. Upstairs, you'll find a spacious master bedroom, two additional bedrooms and a bathroom. The basement has your laundry and is undeveloped, ready for whatever future needs your family has. This move-in ready home is perfect for those looking to settle in and start enjoying their new space right away. Don't miss out on the opportunity to make it yours!