

**9519 94 Street  
Wembley, Alberta**

**MLS # A2187143**



**\$265,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Parking Pad, Rear Drive, RV Access/Parking, Single Garage Dr		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Garden, Irregular Lot, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	15-71-8-W6
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** Na

Nestled within a garden oasis, this custom-crafted home will welcome you in with its unique country-cottage design. The charm begins on the main floor which features a spacious kitchen/dining area with fresh paint (including cabinets), brand new counter tops, recessed lighting, upgraded stainless steel appliances and hardwood flooring recently sanded and re-stained. It also offers a large living room with plenty of natural light, 2 good sized bedrooms (one with fresh paint & new carpet). There's also a fully updated bathroom with an impressive soaker tub. The basement is finished with a big family room, laundry room/storage area, and a huge primary bedroom. The bedroom features brand new carpet and a large bathroom featuring a stand up shower & plumbing hook ups for a tub. Structurally solid, the home is insulated between the main floor and the basement level. Not only does this home have an abundance of appeal, it's had numerous updates such as: a newer furnace which can be controlled through your cell phone, an updated fire alarm system that links up directly to the firehall, new hot water tank, newer appliances, new windows, new electrical throughout, new bedroom carpets, new basement flooring, new barn door closet doors and bathroom updates. Additionally, this home has more 3-season living space with its large fully enclosed 32'x12' front porch and a second 18'x9' room in the back. There is a massive wrap around deck on the back side of the home that you can sit back and enjoy. Not having a big lawn to mow is a true delight. This yard is truly magazine worthy and is completely fenced for maximum privacy. The breathtaking gardens surrounding this home and green house with raised garden beds will seriously inspire your inner green thumb. Warning: If you aren't already addicted, you will be! Each

spring an abundance of plants and perennials come to life including a wide variety of shrubs, flowers and other delightful greenery. This property also features a storage shed and a spacious detached single-car garage. Parking offers spaces for at least 4 large vehicles and an RV. Last but not least the property is located on a corner lot, across from a children's day care and you can watch the kids walk to school as they're only steps away from the Wembley elementary school. Other nearby amenities include the Wembley skate park, Helen E. Taylor school, Wembley recreation center, post office, and grocery store. Wembley is only 15 mins from the city of Grande Prairie and is home to the Phillip J Curry dinosaur museum.