

**9601 94 Street**  
**Wembley, Alberta**

**MLS # A2202050**



**\$325,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,109 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Charming and freshly updated 1109 sq. ft. home in the peaceful community of Wembley! This home features a spacious kitchen with oak cabinetry, fresh paint throughout, and brand-new vinyl plank flooring in the main living area. It offers 3 bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite, plus a second 3-piece bathroom. Outside, you'll find a large backyard with a covered deck and a 2-car radiant heated garage. Move-in ready and full of great features! Please note that there is NO BASEMENT in this home.