

# \$304,900 - 9719 94 Avenue, Wembley

MLS® #A2233825

**\$304,900**

4 Bedroom, 2.00 Bathroom, 816 sqft

Residential on 0.15 Acres

NONE, Wembley, Alberta

Welcome to the town of Wembley, just 10 minutes west of Grande Prairie. This bi-level home features 4 bedrooms, 2 full bathrooms and an impressive 13x35 workshop! The second you walk into this beautiful home you will notice the new wood stairs and railing. Additionally this home has recently been repainted, had the popcorn ceiling removed and has been started with new flooring. The flooring to finish the property has been purchased and will be left with the home for the buyers to complete. The kitchen space is a highlight for this home featuring redone cabinets, newer appliances and a perfect spot for a coffee bar. This property has been regraded, landscaped and has a new back deck with a dog run. Wembley has so much to offer as a community. There are schools within walking distance, a grocery store, parks, a splash park, walking trails, pharmacy, post office, gas station, hockey rink and so much more. Book your showing today with your Realtor of choice and see the value in not only this home but also in the workshop!

Built in 1979

## Essential Information

MLS® #	A2233825
Price	\$304,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	816
Acres	0.15
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	9719 94 Avenue
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

### Amenities

Parking Spaces	4
Parking	Parking Pad

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Wood

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	11

Zoning

RES

## **Listing Details**

Listing Office

Grassroots Realty Group Ltd.

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