

9428 95 Avenue  
Wembley, Alberta

MLS # A2233413



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,024 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Cul-De-Sac		
Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home

Inclusions: All Appliances, Heater in Garage

Gorgeous Two-Storey Gem in Quiet Wembley Cul-de-Sac This stunning fully finished home is sure to check all the boxes! Tucked away on a peaceful cul-de-sac in Wembley, this property sits on a generous pie-shaped lot with an expansive backyard&mdash;perfect for family fun, entertaining, or simply relaxing in your own private oasis. Step inside to discover beautiful finishes throughout, starting with a warm and inviting main floor. The kitchen is a true showstopper, featuring rich hardwood cabinets, a functional island with an eating bar, and a spacious dining area ideal for hosting. The open-concept living room boasts soaring ceilings, large windows that fill the space with natural light, and a cozy gas fireplace&mdash;your go-to spot for quiet evenings in. The home is wired for sound on every floor, so just an added bonus. Upstairs, retreat to a fabulous primary bedroom complete with a luxurious 4-piece ensuite and your own private balcony&mdash;an ideal place to enjoy your morning coffee while soaking in peaceful views of the adjacent farmland. From the kitchen, step out onto an amazing two-tiered deck that flows seamlessly into the oversized backyard, complete with a charming rock garden and an incredible firepit area for memorable evenings under the stars. The basement is fully finished with a Walkout. With quick possession available and tremendous value throughout, this move-in-ready home is one you don't want to miss. Contact your favorite REALTOR&reg; today to schedule a private showing!