

9328 98 Avenue

Wembley, Alberta

MLS # A2248836



\$325,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	908 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Refrigerator, stove(s), dishwasher, washer, dryer, window coverings

This beautifully kept bungalow offers a perfect blend of updates, comfort, and small town charm. The main floor invites you in from the front porch to a welcoming living room with a large picture window and vaulted ceilings, filling the space with natural light. From there, the layout flows into the kitchen and dining area, featuring stainless steel appliances, stylish two-tone cabinetry, and a pantry for added storage. Also on the main level, you will find 3 bedrooms and a spacious 5-piece bathroom, where one of the bedrooms has been thoughtfully outfitted with washer and dryer hookups for added convenience. The fully finished basement provides even more living space, with an additional bedroom, an expansive 3-piece bathroom, laundry area, and a cozy living room with a wood stove that’s perfect for extra warmth on chilly days and to keep utility costs low. Step outside to a backyard that has been cared for with incredible pride; a true outdoor retreat to enjoy year-round. Sit on your back deck and enjoy the landscaping that is truly awe-inspiring. Visit the he shed she shed area or sit around the fire pit to enjoy the peace and tranquility of small town life. Wembley is a wonderful, family-oriented community, where the entire town feels like a playground with 30km/hr speed limits, abundant parks and playgrounds, and schools serving children from kindergarten through grade 9. This home combines modern styles, thoughtful design, and a welcoming community that is ready for its next family to enjoy. Reach out to your realtor today to schedule a private viewing.