

# \$409,000 - 9524 93 Avenue, Wembley

MLS® #A2262685

**\$409,000**

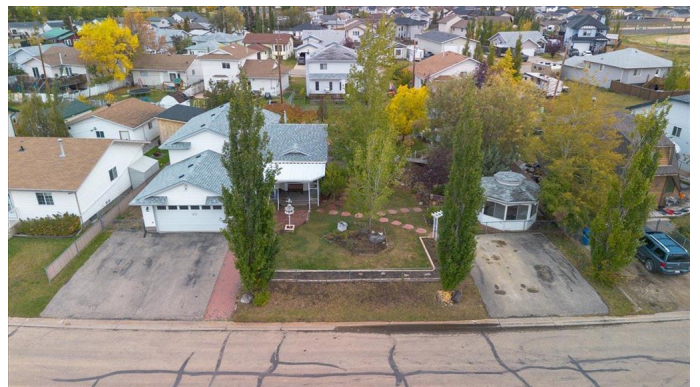
4 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.26 Acres

NONE, Wembley, Alberta

This spacious and updated 4-level split sits on two beautifully landscaped lots. Featuring two garages, two driveways, and RV parking. The main level is fully renovated with vinyl plank flooring, and modern dark ceilings and trim giving the whole space a modern industrial feel. The kitchen includes newer modern appliances, open wood shelving, a pantry, and breakfast bar. Upstairs, you'll find three bedrooms with brand-new carpet, a 3-piece ensuite, and another fully renovated 3-piece bathroom with a sleek stand-up shower. The third level has a cozy rec room, the fourth bedroom, a large laundry room, and a stunningly renovated third bathroom with a deep soaking tub. The basement adds even more living space with a third living room and a large furnace/storage room. Outside is truly something special: beautifully landscaped like a private oasis, it includes brick pathways, mature trees, a firepit area, water features, a charming bridge, a powered gazebo, and a powered garden shed. With taps throughout the yard and raised beds ready to go, it's made for easy outdoor living. Tucked away on a quiet, low-traffic street, the home backs onto an easement with a direct path to a nearby K-3 school, ideal for families looking for both space and peace of mind. Other big ticket updates include: central air, high efficiency furnace, new shingles (2022) newer hot water tank, and some vinyl windows.

Built in 1991



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2262685      |
| Price          | \$409,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,176         |
| Acres          | 0.26          |
| Year Built     | 1991          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9524 93 Avenue                  |
| Subdivision | NONE                            |
| City        | Wembley                         |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 3S0                         |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Double Garage Attached |
| # of Garages   | 4                      |

## Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Pantry, Ceiling Fan(s), Vinyl Windows, Soaking Tub                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Window Coverings, Dryer, Electric Stove, Washer |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | Central Air                                                                                                    |
| Has Basement      | Yes                                                                                                            |
| Basement          | Finished, Full                                                                                                 |

## Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Garden, Private Entrance, Storage        |
| Lot Description   | Back Yard, Landscaped, Fruit Trees/Shrub(s), Front Yard, Garden, |

|              |                        |
|--------------|------------------------|
|              | Gazebo, Private, Treed |
| Roof         | Asphalt Shingle        |
| Construction | Vinyl Siding           |
| Foundation   | Poured Concrete        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 28                |
| Zoning         | RES               |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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