

\$409,900 - 9518 94 Avenue, Wembley

MLS® #A2251868

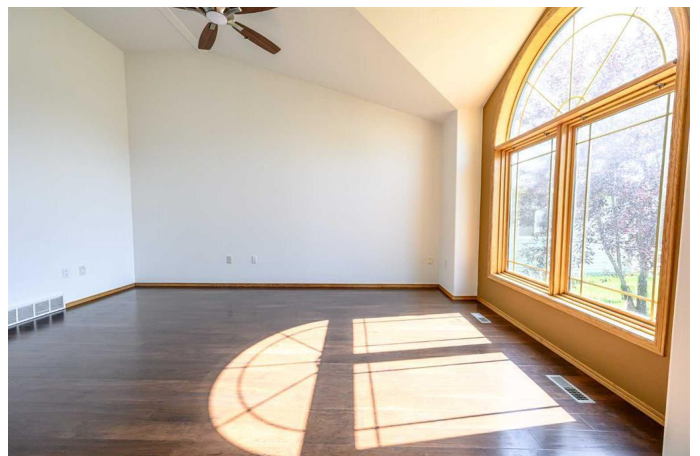
\$409,900

4 Bedroom, 3.00 Bathroom, 1,251 sqft

Residential on 0.13 Acres

NONE, Wembley, Alberta

Welcome to a truly immaculate home that reflects exceptional pride of ownership, both inside and out. Located in the friendly community of Wembley, this beautifully maintained property offers the perfect combination of modern updates, thoughtful design, and small-town charm, all just 15 minutes from Grande Prairie. The main floor features a bright, ground-level living room with upgraded laminate flooring, creating a warm and welcoming space. The kitchen has been tastefully updated with new countertops, stainless steel appliances, tile backsplash, a central island, and ample cabinetry. The large dining area is filled with natural light from oversized windows and leads directly to the rear deck, making it ideal for entertaining. The spacious primary bedroom includes a fully renovated ensuite with double sinks and an oversized tiled shower. Two more bedrooms and a stylishly updated main 4-piece bathroom complete the main level. Downstairs, the professionally finished basement (completed in 2017) features durable vinyl plank flooring throughout. The family room includes a built-in Murphy bed and custom millwork, with barn doors leading to a fourth bedroom or flex space. The modern bathroom offers updated fixtures and finishes. The laundry area is fully finished with a sink and built-in counter, perfect for hobbies or a home-based workspace. A hidden storage area under the dropped living room adds valuable storage options. Additional features include new central air



conditioning, central vacuum, and a fully finished heated garage with an insulated door and built-in workbench. The exterior of the home is just as impressive, with a fully fenced and well-maintained yard, a cozy fire pit area, rear lane access for extra parking, and an oversized shed with power roughed in. Wembley is a great place to call home, offering a strong sense of community, access to nearby schools and parks, and a quiet, family-friendly atmosphere. This home is a rare find, offering move-in-ready comfort, functionality, and peace of mind. Don't miss your chance to own this exceptional property. Book your showing today.

Built in 1994

Essential Information

MLS® #	A2251868
Price	\$409,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,251
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	9518 94 Avenue
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	4
Zoning	RES

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
----------------	---

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.