

# \$419,900 - 9524 93 Avenue, Wembley

MLS® #A2262685

**\$419,900**

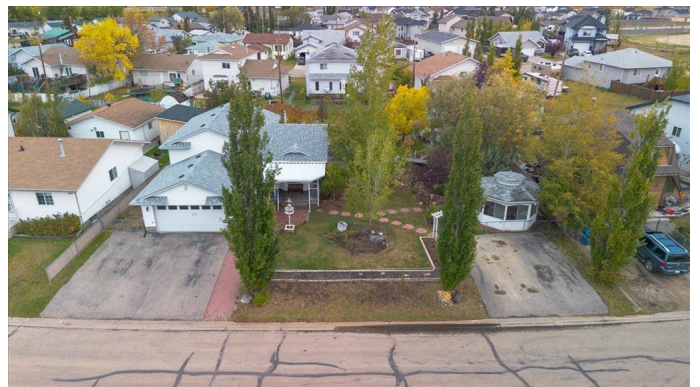
4 Bedroom, 3.00 Bathroom, 1,176 sqft

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, youâ€™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 Kâ€™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	\$419,900
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	Ceiling Fan(s), Central Vacuum, Pantry, Soaking Tub, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

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

### **Additional Information**

Date Listed	October 7th, 2025
Zoning	RES

### **Listing Details**

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

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.