

# **\$385,000 - 9303 94 Street, Wembley**

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MLS® #A2234115

## **\$385,000**

5 Bedroom, 2.00 Bathroom, 1,366 sqft  
Residential on 0.17 Acres

NONE, Wembley, Alberta

Located in Wembley, the bedroom community of Grande Prairie, you will find this home will fit your needs and at a affordable price - with 3 bedrooms and 2 bathrooms on the main and upper floor along with the large kitchen and dining area, the home will fit the needs of many families. The main floor has an open floor plan with vaulted ceilings and a knock down finish. the kitchen offers oak cabinets, an island and pantry plus direct access to the deck - easy BBQ and dining area. . Features include hardwood flooring, custom natural slate stone flooring, in stair lighting plus much more. The large master bedroom is located on the upper level and offers a 4 piece en suite with corner jet tub and stand up shower plus a roomy walk in closet. Basement is partially finished with high ceilings almost 10', 2 bedrooms and rough in bathroom area - functional but needed finishing to be complete. Another feature of the home is the large 26 X 22 garage - excellent size for parking vehicles, storage and possibly small work area. This home was built in 2009 so there is lots of like left in the expensive items like furnace, shingles etc - the hot water tank was recently replaced and the final feature for future consideration is there are in floor heating tubes install in the basement slab that will just need the heat source installed. Finishing the basement will be a great way to increase value and equity in the home - call today for a showing.



Built in 2009

## Essential Information

MLS® #	A2234115
Price	\$385,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,366
Acres	0.17
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	9303 94 Street
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3S0

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer
Heating	High Efficiency, Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood
Foundation	ICF Block

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	2
Zoning	R

**Listing Details**

Listing Office	Century 21 Town and Country R
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