



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**9516 93 Street  
Wembley, Alberta**

**MLS # A2222357**



**\$380,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Tile, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Full, Suite

**Exterior:** Mixed, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R

**Utilities:** -

**Inclusions:** Sheds

Legal Up/Down Suite Income Property in Wembley & Turnkey Investment Opportunity! Discover a rare opportunity to own a legal up/down suited income property in the welcoming community of Wembley, just minutes from Grande Prairie. This well-maintained, revenue-generating home offers exceptional value with two fully self-contained suites, each with separate entrances, private laundry, dedicated utilities, and individual fenced yards—a smart investment for the savvy buyer or a perfect solution for multi-generational living. The upper suite features 3 bedrooms and 2 bathrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite. The bright and airy open-concept main floor is enhanced by hardwood floors, vaulted ceilings, and a large bay window in the living room. The well-equipped kitchen includes stainless steel appliances, a corner pantry, an eat-at island, and ample cabinetry, while the adjacent dining area offers plenty of space for gatherings. The lower suite offers 2 bedrooms and 1 bathroom, with an efficient open-concept layout and tile flooring throughout. The L-shaped kitchen also boasts stainless steel appliances and pantry storage, providing both function and comfort for tenants. Each suite enjoys its own private yard space with a storage shed, and the cross-fenced backyard ensures privacy and separation. The extended 4-vehicle driveway offers ample parking, with 2 dedicated stalls per suite. Wembley is a quiet, family-friendly community featuring local schools, a recreation arena, grocery and liquor stores, gas station, museum, golf course, and more, all while benefiting from lower property taxes than nearby Grande Prairie. Whether you're looking to expand your rental portfolio or secure a mortgage helper with long-term value, this property delivers both income potential and peace of mind. ?? 3

Bed, 2 Bath Upper Suite | 2 Bed, 1 Bath Lower Suite ??? Separate Furnaces, Hot Water Tanks & Laundry for Each Unit ?? 4-Car Parking  
| Private Entrances & Yards ?? Legal Suite Status