



**GRASSROOTS**  
REALTY GROUP

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

9464 92 Street  
Wembley, Alberta

MLS # A2235122



**\$424,900**

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,292 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete	Zoning:	muni
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to this incredible modified bi-level home in Wembley that is ready for you to move in and enjoy ! Boasting an attached garage and situated on a large lot, this property features a spacious backyard. The lot is wide enough that it can have an RV parking pad in the front. As you step inside, you'll be greeted by a lovely entryway complete with ample storage space. The main level offers a fantastic kitchen area featuring stunning cabinetry and Quartz countertops, a generous dining area, and a comfortable family room. The upper level is home to a generously sized master bedroom with a walk-in closet and an ensuite featuring a tiled shower. The basement level is open and waiting for your creative touch to develop into additional living space. Located just a short 12-minute drive west of Grande Prairie, this home is situated in a fantastic area, offering numerous advantages. Come see for yourself what this remarkable property has to offer!