



GRASSROOTS
REALTY GROUP

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9460 92 Street
Wembley, Alberta

MLS # A2253911



\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,528 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot		

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

Inclusions: NONE

This beautifully designed two-story home sits on a spacious lot in the community of Wembley, complete with RV parking and close proximity to schools, shopping, a pharmacy, daycare, and multiple children's play parks. The main floor offers a bright, open-concept kitchen, a welcoming dining area, and a large living room with access to the back patio—perfect for family gatherings or entertaining. Upstairs, enjoy a versatile bonus room, two generously sized children's bedrooms, and a stunning master suite with a private ensuite featuring a luxurious tiled shower. For added convenience, the laundry room is also located upstairs. The basement awaits your personal touch, providing endless opportunities to customize and create the perfect space for your needs.