



**9211 94A Avenue
Wembley, Alberta**

MLS # A2282874



\$469,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,270 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Welcome to this incredible modified bi-level home in Wembley that is currently under construction ! Boasting an attached garage , 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 cabinetrys, 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. 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! Please note inside pictures are sample photos of the same plan.