



**GRASSROOTS**  
REALTY GROUP

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9468 92 Street  
Wembley, Alberta

MLS # A2134620

**\$437,500**



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,640 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

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

Inclusions: none

Welcome to this incredible 2-storey home in Wembley that is currently under construction and will be completed and ready for occupancy Late July or early August 2024 ! 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 European countertops, a generous dining area, and a comfortable family room and main floor laundry room . The upper level of this home has a generously sized master bedroom with a walk-in closet and an ensuite . two other good sized bedrooms and a 4 piece bathroom complete this upper level. 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!