



**9515 92 Street
Wembley, Alberta**

MLS # A2146111



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,218 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Hot Water, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	MUNI
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	No Animal Home		

Inclusions: NONE

This beautiful bi-level home in Wembley offers unparalleled privacy with no rear neighbors and a picturesque view of a large pond. Enjoy nature year-round, whether it's taking walks along the trail, bird and swan watching in the summer, or skating in the winter. You'll find tranquility and breathtaking sunrises and skylines right in your backyard. The property includes a spacious two-car garage and ample parking, perfect for accommodating your RV. Inside, the main floor features an open-concept design, with a cozy gas fireplace in the living room. The kitchen is a chef's dream, boasting dark cabinetry, a large pantry, plenty of countertop space with an eating bar, and a generous island. From the dining area, step onto the massive deck and take in the stunning water views. The main level also includes two well-sized bedrooms and a bathroom. Upstairs, the expansive master bedroom awaits, complete with a walk-in closet and a luxurious en suite featuring a tiled shower. The basement offers endless possibilities for future development. The yard is fully landscaped and fenced, making it perfect for outdoor activities. This home has so much to offer—make it yours today!