



GRASSROOTS
REALTY GROUP

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**9456 92 Street
Wembley, Alberta**

MLS # A2196809



\$469,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,250 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	MUNICIPAL
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

Welcome to this stunning bi-level home in Wembley, currently under construction and set for completion in late summer 2025! This beautiful property features an attached garage and sits on a spacious lot with a large backyard. The wide frontage allows for an RV parking pad in the front, adding extra convenience. Step inside to a welcoming entryway with ample storage. The main level boasts a stylish kitchen with elegant cabinetry and European countertops, a spacious dining area, and a comfortable family room—perfect for entertaining. The primary bedroom is generously sized, complete with a walk-in closet and a private ensuite. The basement is an open canvas, ready for your personal touch to create additional living space. Located just 12 minutes west of Grande Prairie, this home offers the perfect balance of peaceful living with city convenience. Currently at the framing stage, buyers with an accepted offer with all conditions removed early in the process can choose select finishes from builder samples. *Please note: Interior photos are sample images of the same floor plan built in 2024.*