

# \$469,900 - 9456 92 Street, Wembley

MLS® #A2196809

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,250 sqft

Residential on 0.13 Acres

NONE, Wembley, Alberta

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.\*

Built in 2025

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2196809    |
| Price          | \$469,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,250       |
| Acres          | 0.13        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9456 92 Street                  |
| Subdivision | NONE                            |
| City        | Wembley                         |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H3S0                          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                  |
|-------------------|------------------|
| Interior Features | See Remarks      |
| Appliances        | None             |
| Heating           | Forced Air       |
| Cooling           | None             |
| Has Basement      | Yes              |
| Basement          | Full, Unfinished |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Other                                       |
| Lot Description   | Back Lane, Back Yard, City Lot              |
| Roof              | Asphalt Shingle                             |
| Construction      | Wood Frame, ICFs (Insulated Concrete Forms) |

Foundation                ICF Block

### **Additional Information**

Date Listed                February 24th, 2025

Days on Market           162

Zoning                      MUNICIPAL

### **Listing Details**

Listing Office              RE/MAX Grande Prairie



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