

# \$349,900 - 9469 92 Street, Wembley

---

MLS® #A2247042

**\$349,900**

3 Bedroom, 3.00 Bathroom, 1,550 sqft

Residential on 0.07 Acres

NONE, Wembley, Alberta

## Impressive Two-Storey Semi-Detached Home in Wembley

Nestled on a quiet street with no rear neighbours, this superb two-storey semi-detached home offers both comfort and style. The open-concept main living area is beautifully finished with modern touches, including luxury vinyl plank and tile flooring throughout.

The spacious main floor features a convenient powder room, a separate entrance from the oversized single attached garage, and a stunning kitchen equipped with upgraded cabinetry and sleek Silestone countertops. Large windows in the living area provide an abundance of natural light, creating a warm and inviting space.

Upstairs, you'll find a generous primary suite complete with a large walk-in closet and a private 3-piece ensuite. Two additional bedrooms and a full bathroom and laundry area complete the upper level, making this an ideal family home.

Step outside to a fully fenced backyard featuring a large deck—perfect for relaxing or entertaining. This home combines thoughtful design with a peaceful location, making it a fantastic opportunity in Wembley.

Built in 2017

## Essential Information

MLS® #

A2247042



|                |               |
|----------------|---------------|
| Price          | \$349,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,550         |
| Acres          | 0.07          |
| Year Built     | 2017          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9469 92 Street                  |
| Subdivision | NONE                            |
| City        | Wembley                         |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H3S0                          |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Utilities      | Cable Available, Electricity Available |
| Parking Spaces | 3                                      |
| Parking        | Single Garage Detached                 |
| # of Garages   | 1                                      |

### Interior

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

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space |



|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Stone           |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 3                |
| Zoning         | residential      |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.