

# \$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 Yard, Back Lane, City Lot
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Wood Frame

Foundation            ICF Block

### **Additional Information**

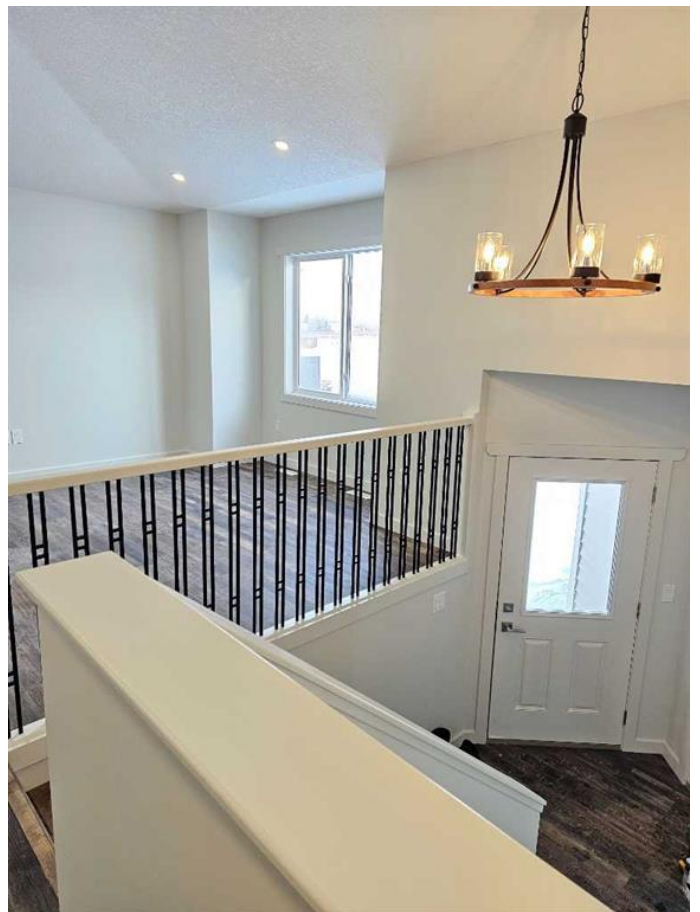
Date Listed            February 24th, 2025

Days on Market       177

Zoning                  MUNICIPAL

### **Listing Details**

Listing Office          RE/MAX Grande Prairie



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