

# \$314,900 - 9728 95 Avenue, Wembley

MLS® #A2221492

**\$314,900**

4 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.14 Acres

NONE, Wembley, Alberta

Located just 10 minutes from Grande Prairie, this updated bi-level home in Wembley 26x36 HEATED SHOP/GARAGE with in-floor heating offers a perfect mix of modern comfort and practical space, featuring a massive 26x36 heated shop with in-floor heating, 220V plugs, exhaust fan, and lit attic storage. Inside, the home is bright and welcoming with light grey paint tones and vinyl plank flooring throughout the main level. The kitchen, renovated includes white cabinetry to the ceiling, soft-close cupboards, and a door leading to a vinyl deck—ideal for outdoor relaxation. The main level also has two bedrooms and a beautifully updated bathroom, while the basement offers two additional bedrooms, a cozy wood-burning fireplace, another bathroom, laundry area, and ample under-stair storage. Outside, enjoy the landscaped yard, a 20x40 gravel RV parking pad, and the impressive shop. Other updates include windows—making this move-in ready property an outstanding find.

Built in 1979

## Essential Information

MLS® #	A2221492
Price	\$314,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	845
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	9728 95 Avenue
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3S0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	936

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Irregular Lot, City Lot
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	117
Zoning	RES

## **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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