



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

9469 92 Street
Wembley, Alberta

MLS # A2243409



\$349,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,550 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone	Zoning:	residential
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	See Remarks		

Inclusions: none

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.