

9211 94A Avenue  
Wembley, Alberta

MLS # A2282874



**\$469,900**

**Division:** NONE

**Type:** Residential/House

**Style:** Modified Bi-Level

**Size:** 1,270 sq.ft. **Age:** 2026 (0 yrs old)

**Beds:** 3 **Baths:** 2

**Garage:** Double Garage Attached

**Lot Size:** 0.12 Acre

**Lot Feat:** Back Yard, City Lot

**Heating:** Forced Air

**Water:** -

**Floors:** Tile, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R1

**Foundation:** ICF Block

**Utilities:** -

**Features:** See Remarks

**Inclusions:** NONE

Welcome to this incredible modified bi-level home in Wembley that is currently under construction ! Boasting an attached garage , this property features a spacious backyard. The lot is wide enough that it can have an RV parking pad in the front. As you step inside, you'll be greeted by a lovely entryway complete with ample storage space. The main level offers a fantastic kitchen area featuring stunning cabinetrys, a generous dining area, and a comfortable family room. The upper level is home to a generously sized master bedroom with a walk-in closet and an ensuite. The basement level is open and waiting for your creative touch to develop into additional living space. Located just a short 12-minute drive west of Grande Prairie, this home is situated in a fantastic area, offering numerous advantages. Come see for yourself what this remarkable property has to offer! Please note inside pictures are sample photos of the same plan.