



GRASSROOTS
REALTY GROUP

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9520 92 Street
Wembley, Alberta

MLS # A2301830



\$310,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	948 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Concrete Driveway, Driveway, Outside, Oversized, Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Few Trees, Landscaped, Lawn, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-71-8-W6
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s)		

Inclusions: refrigerator, natural gas stove, dishwasher, rangehood microwave, window coverings, air conditioner, solar panels

This energy conscious property is located in the quiet & family-friendly community of Wembley, a quick jaunt from the vibrant west end of the City of Grande Prairie. Step inside this inviting bi-level and immediately feel at home. The expansive tiled entryway leads you up a matching tiled stairway into a beautifully designed, bright open-concept living space. Massive front windows flood the main living area with exceptional natural light. Perfect for hosting, the kitchen overlooks the living room and comes equipped with a gas stove, custom cabinets, a large pantry, and a convenient eat-up counter. The adjacent dining area features sliding glass doors that lead out to the yard, as well as a clever, dedicated nook that is absolutely perfect for a quiet home office setup. Rounding out this main floor are two comfortable bedrooms and full bathroom. The lower level offers incredible everyday functionality alongside massive potential. It comes fully equipped with washer and gas dryer, plus top-tier mechanical upgrades including central air conditioning, a high-efficiency furnace, and an air exchange system to keep you comfortable year-round. The rest of this spacious & very bright basement, is a clean slate, just waiting for your personal design ideas and final touches to create the ultimate recreation room, extra bedrooms, or a home gym. When was the last time your power company PAID YOU?!? Check out the photo of the bill showing a credit recently received from the solar panels that are already installed. You can reap the awesome benefits right away from our long, sunshine-filled days. Also don't miss taking a bird's eye look at the 45 second video and see the system for yourself. Huge fenced lot with concrete driveway that extends with gravel pad & secure gate to accommodate RV parking and with lots of room for a garage. Located on the east edge of the Town, close to

the skate park, elementary school, and recreation arena. Wembley also has a public library, essential services and the internationally renowned Philip J. Currie Dinosaur Museum. Contact a REALTOR® today for more information or to view!