



GRASSROOTS
REALTY GROUP

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9211 95 Avenue
Wembley, Alberta

MLS # A2329231



\$509,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,420 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.33 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	High Efficiency	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Welcome to one of Wembley's most unique homes. If you've been searching for something with character instead of another cookie cutter floor plan, this is it. Designed across multiple levels, this fully finished 3 bedroom, 2.5 bathroom home offers a layout that is both functional and full of personality. The open concept main floor creates an inviting space for everyday living and entertaining, while the upper level is dedicated to a private primary retreat complete with a walk in closet and ensuite. The fully finished basement offers incredible flexibility with its own separate entrance, heated floors, a spacious recreation room, and a bedroom currently transformed into an impressive home theatre. Whether you're hosting movie nights, accommodating guests, working from home, or exploring future suite potential where permitted, this lower level is ready to adapt to your lifestyle. Thoughtfully designed for everyday living, dog owners will appreciate the dedicated dog wash station and direct access from the basement to the fully fenced dog run, making muddy paws a whole lot easier to manage after a day outdoors. Comfort and convenience are found throughout with central air conditioning, heated basement floors, a heated attached double garage, RV parking, and plenty of storage. Step outside and you'll discover an impressive backyard that's made for enjoying Alberta summers. With plenty of room for kids, pets, and entertaining, the expansive yard offers space to spread out, relax, and make memories. Gather around the fire pit with family and friends on warm evenings or simply enjoy having the extra outdoor space that's becoming harder to find. Located in the welcoming community of Wembley, you'll enjoy a quieter pace of life while still being only minutes from Grande Prairie. Wembley offers excellent schools,

parks, local amenities, and is home to the world renowned Philip J. Currie Dinosaur Museum. Known for its friendly atmosphere and strong sense of community, Wembley is a wonderful place to put down roots while enjoying an easy commute to the city. This isn't a home that blends in. It's one that stands out for all the right reasons. Full of character, thoughtfully designed, and completely move in ready, it's a refreshing departure from the ordinary.