



**GRASSROOTS**  
REALTY GROUP

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9216 95 Avenue  
Wembley, Alberta

MLS # A2345429



**\$659,900**

|           |                                           |        |                  |
|-----------|-------------------------------------------|--------|------------------|
| Division: | NONE                                      |        |                  |
| Type:     | Residential/Duplex                        |        |                  |
| Style:    | Attached-Up/Down, Bi-Level                |        |                  |
| Size:     | 1,365 sq.ft.                              | Age:   | 2026 (0 yrs old) |
| Beds:     | 6                                         | Baths: | 3                |
| Garage:   | Concrete Driveway, Double Garage Attached |        |                  |
| Lot Size: | 0.13 Acre                                 |        |                  |
| Lot Feat: | Cleared, Rectangular Lot                  |        |                  |

|             |                                                                                                                             |            |            |
|-------------|-----------------------------------------------------------------------------------------------------------------------------|------------|------------|
| Heating:    | Forced Air, Natural Gas                                                                                                     | Water:     | -          |
| Floors:     | Carpet, Vinyl Plank                                                                                                         | Sewer:     | -          |
| Roof:       | Asphalt Shingle                                                                                                             | Condo Fee: | -          |
| Basement:   | Full                                                                                                                        | LLD:       | 15-71-8-W6 |
| Exterior:   | Vinyl Siding                                                                                                                | Zoning:    | RS         |
| Foundation: | ICF Block                                                                                                                   | Utilities: | -          |
| Features:   | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) |            |            |

Inclusions: N/A

Excellent investment opportunity with this quality-crafted UP/DOWN DUPLEX by Mystic Homes, offering two completely self-contained units, each with its OWN PRIVATE ENTRANCE, SINGLE OVERSIZED ATTACHED GARAGE, FURNACE, HOT WATER ON DEMAND AND LAUNDRY. This property is designed for easy ownership and flexible living arrangements. With 6 bedrooms and 3 full bathrooms in total, this bi-level provides the convenience of two independently serviced homes under one roof, making it an excellent option for investors, multi-generational living or an owner looking to live in one unit while generating rental income from the other. A covered front entrance adds to the home's curb appeal and opens into a welcoming foyer with convenient access to the attached garage. The upper unit features a well-planned open-concept layout with a bright kitchen, dining and living area. A contemporary kitchen showcases crisp white cabinetry with a tiled backsplash, soft-close doors + drawers, a pantry, and an island with breakfast bar, with a nearby dining area for more formal meals. Direct access from the kitchen to the rear deck provides seamless outdoor dining and entertainment. The primary bedroom includes a walk-in closet and 3-pc ensuite with shower, while two additional nicely sized bedrooms, a 4-pc bathroom, and laundry/utility room complete the main floor. The fully developed lower unit mirrors the same high standard of comfort, offering a completely private and independent living space for tenants or extended family. Accessible via its own separate entrance, the lower unit offers three bedrooms, a 4-pc bathroom, laundry and an open-concept kitchen, dining and living area. Both units feature vinyl plank flooring throughout the main living areas for a clean, modern look and easy maintenance, while the bedrooms are carpeted for added

warmth. Every closet features MDF shelving to help stay organized, and the garages come insulated and boarded with a floor drain to protect your belongings. SOUNDPROOFING BETWEEN THE UNITS IS THOUGHTFULLY DESIGNED, FEATURING A ROCKWOOL INSULATION LAYER COMBINED WITH A SECOND LAYER OF FIBERGLASS INSULATION FOR ENHANCED ACOUSTIC SEPARATION. IN ADDITION, THE STAIRWELL BETWEEN THE UNITS ARE SPRAY-FOAMED, PROVIDING AN ADDITIONAL LAYER OF SOUND ATTENUATION. Located in the quiet hamlet of Wembley, the property is close to local amenities, including two schools, the nearby skateboard park and Sunset Lake Park, featuring a playground and water spray deck for family recreation. Offering quality construction, independent living spaces and excellent flexibility for homeowners or investors. 1-YEAR BUILDER WARRANTY and 10-YEAR NEW HOME WARRANTY INCLUDED. Call today to arrange your private viewing!