

9515 92 Street  
Wembley, Alberta

MLS # A2146111



**\$390,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	MUNI
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Phone
<b>Features:</b>	No Animal Home		

**Inclusions:** NONE

This beautiful bi-level home in Wembley offers unparalleled privacy with no rear neighbors and a picturesque view of a large pond. Enjoy nature year-round, whether it's taking walks along the trail, bird and swan watching in the summer, or skating in the winter. You'll find tranquility and breathtaking sunrises and skylines right in your backyard. The property includes a spacious two-car garage and ample parking, perfect for accommodating your RV. Inside, the main floor features an open-concept design, with a cozy gas fireplace in the living room. The kitchen is a chef's dream, boasting dark cabinetry, a large pantry, plenty of countertop space with an eating bar, and a generous island. From the dining area, step onto the massive deck and take in the stunning water views. The main level also includes two well-sized bedrooms and a bathroom. Upstairs, the expansive master bedroom awaits, complete with a walk-in closet and a luxurious en suite featuring a tiled shower. The basement offers endless possibilities for future development. The yard is fully landscaped and fenced, making it perfect for outdoor activities. This home has so much to offer—make it yours today!