

# \$299,900 - 9531 93 Street, Wembley

MLS® #A2110007

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.20 Acres

NONE, Wembley, Alberta

Nestled in a quiet cul-de-sac with friendly neighbors, this delightful Wembley two-story home is the perfect affordable choice for first-time buyers. The newer property boasts an excellent floor plan, featuring a spacious living room with a large, front-facing window that bathes the space in natural light and highlights the beautiful hardwood flooring. The modern kitchen is a chef's dream, equipped with a stainless steel range hood, ample cabinet and counter space, and a huge bright window. All appliances are included, and there's direct access to a deck through the dining area—ideal for entertaining or enjoying a quiet meal outdoors. A convenient two-piece powder room on the main floor means no need to run upstairs. One of the standout features of this home is its ENORMOUS yard. At 8,875 sqft (0.20 acres), the fully fenced and landscaped yard includes garden boxes, a greenhouse, and a shed, offering endless possibilities for outdoor activities and gardening enthusiasts. Upstairs, the large primary bedroom comes with generous closets, and the spacious main bath provides ample room for everyone. The second and third bedrooms are both well-sized, each with large windows and plenty of closet space. The unfinished basement is a blank canvas waiting for your creativity. There's potential for a third bathroom, a family room, and an additional bedroom, adding even more value to this charming home. Located just a short drive west of Grande Prairie, Wembley offers a



peaceful lifestyle with spacious, affordable housing and lower taxes. Donâ€™t miss out on the opportunity to make this wonderful home your own!

Built in 2013

**Essential Information**

MLS® #	A2110007
Price	\$299,900
Sold Price	\$299,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,242
Acres	0.20
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

**Community Information**

Address	9531 93 Street
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3S0

**Amenities**

Parking Spaces	2
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Parking	Front Drive, Parking Pad
<b>Interior</b>	
Interior Features	Bathroom Rough-in, Built-in Floorplan, Recessed Lighting
Appliances	Dishwasher, Dryer, Range Hood
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

<b>Exterior</b>	
Exterior Features	Garden, Private Yard, Storage Shed
Lot Description	Back Yard, Front Yard, Landscaping, Lighting, Wedge Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete



**Additional Information**

Date Listed	May 23rd, 2024
Date Sold	June 11th, 2024
Days on Market	19
Zoning	R-1
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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