

# \$380,000 - 9516 93, Wembley

MLS® #A2222357

**\$380,000**

5 Bedroom, 3.00 Bathroom, 1,274 sqft  
Residential on 0.15 Acres

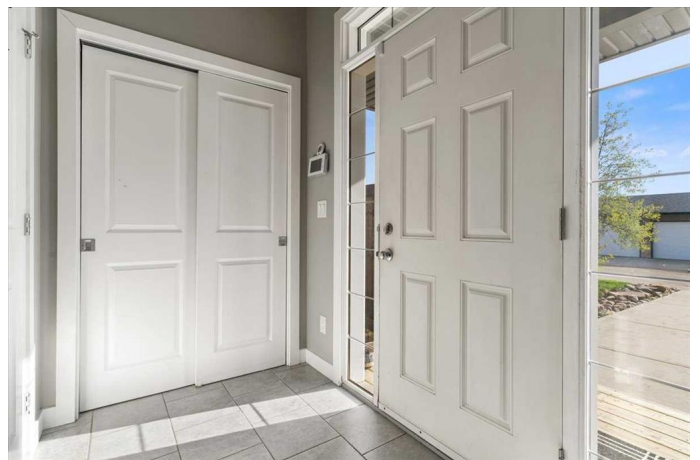
NONE, Wembley, Alberta

Legal Up/Down Suite Income Property in  
Wembley – Turnkey Investment Opportunity!

Discover a rare opportunity to own a legal up/down suited income property in the welcoming community of Wembley, just minutes from Grande Prairie. This well-maintained, revenue-generating home offers exceptional value with two fully self-contained suites, each with separate entrances, private laundry, dedicated utilities, and individual fenced yards—a smart investment for the savvy buyer or a perfect solution for multi-generational living.

The upper suite features 3 bedrooms and 2 bathrooms, including a spacious primary suite with a walk-in closet and 4-piece ensuite. The bright and airy open-concept main floor is enhanced by hardwood floors, vaulted ceilings, and a large bay window in the living room. The well-equipped kitchen includes stainless steel appliances, a corner pantry, an eat-at island, and ample cabinetry, while the adjacent dining area offers plenty of space for gatherings.

The lower suite offers 2 bedrooms and 1 bathroom, with an efficient open-concept layout and tile flooring throughout. The L-shaped kitchen also boasts stainless steel appliances and pantry storage, providing both function and comfort for tenants.



Each suite enjoys its own private yard space with a storage shed, and the cross-fenced backyard ensures privacy and separation. The extended 4-vehicle driveway offers ample parking, with 2 dedicated stalls per suite.

Wembley is a quiet, family-friendly community featuring local schools, a recreation arena, grocery and liquor stores, gas station, museum, golf course, and more, all while benefiting from lower property taxes than nearby Grande Prairie.

Whether you're looking to expand your rental portfolio or secure a mortgage helper with long-term value, this property delivers both income potential and peace of mind.

- ?? 3 Bed, 2 Bath Upper Suite | 2 Bed, 1 Bath Lower Suite
- ??? Separate Furnaces, Hot Water Tanks & Laundry for Each Unit
- ?? 4-Car Parking | Private Entrances & Yards
- ?? Legal Suite Status

Built in 2010

**Essential Information**

MLS® #	A2222357
Price	\$380,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,274
Acres	0.15
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	9516 93
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

### Amenities

Parking Spaces	6
Parking	Off Street, Parking Pad, RV Access/Parking

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 17th, 2025
Days on Market	4
Zoning	R

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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