



GRASSROOTS
REALTY GROUP

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**9320 98 Avenue
Wembley, Alberta**

MLS # A2226579



\$321,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	906 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-71-8-W6
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed, greenhouse

Tucked away in a wonderful community just 9 minutes from Grande Prairie, this beautiful home offers exceptional value, space, and style. Set on a generously sized lot with a fully landscaped front and back yard, it features a 10x12 shed, a greenhouse, and raised garden beds—perfect for gardening enthusiasts or those who simply love spending time outdoors. Inside, the home boasts a fresh, modern color palette paired with stunning dark walnut engineered laminate flooring throughout the main living areas. Lovely tile accents the front and back entries, adding both elegance and durability. The open-concept kitchen and living area offers a spacious and welcoming environment, ideal for entertaining or enjoying everyday life. The main level includes three comfortable bedrooms and a spacious bathroom outfitted with double sinks. Fresh paint, new light fixtures, and updated hardware give the entire home a stylish, refreshed look. Even more space awaits in the newly finished basement, which adds two additional bedrooms, a full bathroom (custom tile shower), and a cozy family room—perfect for guests, a home office, or additional living space. With its thoughtful updates, tasteful finishes, and fantastic outdoor features, this home is a must-see. Don't miss your chance to own a beautifully updated property with room to grow—schedule your showing today!