



GRASSROOTS
REALTY GROUP

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9809 93 Avenue
Wembley, Alberta

MLS # A2243797



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	902 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-71-8-W6
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Enjoy small-town charm with big-time value in this Wembley gem, just 10–15 minutes from Grande Prairie! Offering lower housing costs and property taxes than the city, this beautifully maintained home features 3 bedrooms, 2 bathrooms, and 2 spacious living rooms—perfect for families or entertaining. Recent updates include a new roof for peace of mind, while the fully fenced and landscaped yard offers privacy and back alley access with no rear neighbors. Take in breathtaking views of the Rocky Mountains on clear days, right from your own backyard. Inside, the basement features a stylish tile shower, adding a modern touch to this well-rounded home. Whether you're a first-time buyer or looking to downsize without sacrificing comfort, this property is a must-see!