



GRASSROOTS
REALTY GROUP

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9919 96 Avenue
Wembley, Alberta

MLS # A2261879



\$264,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,422 sq.ft.	Age:	1985 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Lane, Corner Lot, Cul-De-Sac		

Heating:	In Floor
Floors:	Ceramic Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Block
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-2
Utilities:	-

Inclusions: SHED

This charming bungalow offers everything you need on one level, set on a 0.26 acre cul-de-sac lot. Whether you're looking for your first home or downsizing to something more manageable, this property is a perfect fit. The highlight is the 24x36 detached double garage, complete with oversized double doors and a rare drive-thru bay—perfect for trucks, toys, or hobby space. Inside, the home offers a comfortable layout with all the essentials, making day-to-day living simple and stress-free. Inside you will find 3 bedrooms and 2 bathrooms, offering plenty of comfort and functionality for everyday living. Located in Wembley, you'll appreciate the welcoming community and the short commute to Grande Prairie.