



GRASSROOTS
REALTY GROUP

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**9904 96 Avenue
Wembley, Alberta**

MLS # A2208816



\$149,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	990 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	City Lot, Corner Lot, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding , Mixed, Wood Frame	Zoning:	RG
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, See Remarks, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer

Whether you're looking to put down roots and grow your family or take the exciting step into home ownership, this charming 3-bedroom, 1-bathroom modular home in Wembley offers comfort, space, and exceptional value. Situated on an oversized lot with access from three sides, this home combines practicality with lifestyle. Inside, you'll find a bright and welcoming open-concept layout that brings the living, dining, and kitchen spaces together, perfect for staying connected during busy mornings or winding down at the end of the day. The kitchen and main area has been tastefully updated, complemented by newer flooring and some upgraded windows that enhance both style and efficiency. The home has seen thoughtful improvements, including a refreshed porch that gives an inviting welcome to the home, and is a great place to keep shoes and outdoor gear. The large yard offers endless possibilities for outdoor play, future projects, or simply relaxing while the kids or pets enjoy the space. And with a detached double garage, you'll have plenty of room for vehicles, storage, or a hobby space. Located in the friendly community of Wembley, you'll love the small-town charm, nearby parks, schools, and community events all just a short drive from Grande Prairie for added convenience. Affordable, and move-in ready this home is the opportunity you've been waiting for. Come see the potential for yourself and imagine building your future here!