# \$319,900 - 9809 93 Avenue, Wembley

MLS® #A2243797

## \$319,900

3 Bedroom, 2.00 Bathroom, 902 sqft Residential on 0.12 Acres

NONE, Wembley, Alberta

Enjoy small-town charm with big-time value in this Wembley gem, just 10â€"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 roomsâ€"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!

Built in 2001

#### **Essential Information**

MLS® # A2243797 Price \$319,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 902

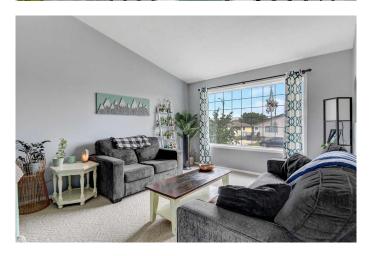
Acres 0.12

Year Built 2001

Type Residential







Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 9809 93 Avenue

Subdivision NONE

City Wembley

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T0H 3S0

#### **Amenities**

Parking Spaces 4

Parking Driveway, Parking Pad

## Interior

Interior Features No Smoking Home, Sump Pump(s), Vinyl Windows

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard,

Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private,

Treed

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 12th, 2025

Days on Market 2
Zoning R-1

### **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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