

# \$319,900 - 9307 99 Avenue, Wembley

MLS® #A2257402

**\$319,900**

3 Bedroom, 2.00 Bathroom, 975 sqft

Residential on 0.12 Acres

NONE, Wembley, Alberta

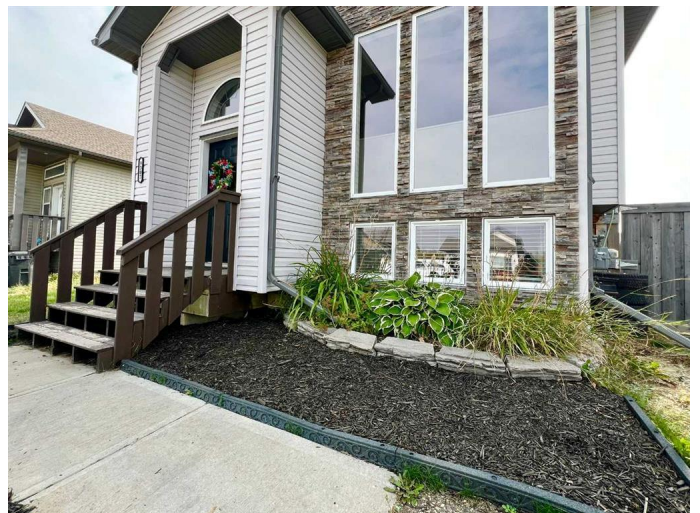
Tucked into this family-friendly neighbourhood, you'll find this well kept, modern 3 bedroom, 2 bathroom home. From the moment you step inside, the light will draw you in! Oversized front windows flood the open concept main floor with sunlight. The heart of the home is designed for connection, with space to cook, dine, and relax together. Two bedrooms at the rear of the home for convenience with the primary suite offering direct access to the full bathroom. The lower level feels like its own private abode with big windows, a second oversized living room, perfect for movie nights or game days, paired with a spacious bedroom that also enjoys private access to a full bathroom. Guests, teens, or in-laws will love the privacy this level provides. Step through the patio doors onto the deck and access the fully fenced backyard - giving kids and pets the freedom to play safely, while a storage shed keeps life organized. And when it's time to venture out, schools and playgrounds are only a short walk away, while Grande Prairie is a quick 15 minute drive for everything else you need. Be sure to reach out to your favourite agent today - This home is sure to be a fast sale!

Built in 2009

## Essential Information

MLS® #                      A2257402

Price                        \$319,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 975         |
| Acres          | 0.12        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 9307 99 Avenue                  |
| Subdivision | NONE                            |
| City        | Wembley                         |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H3S0                          |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | High Ceilings                                                      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Electric                                                           |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | City Lot                 |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 16th, 2025  
Days on Market        2  
Zoning                      R-1

**Listing Details**

Listing Office            Sutton Group Grande Prairie Professionals

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