

# \$299,900 - 9819 98 Avenue, Wembley

MLS® #A2214195

## \$299,900

4 Bedroom, 2.00 Bathroom, 1,093 sqft  
Residential on 0.27 Acres

NONE, Wembley, Alberta

Welcome to this exceptional family home, perfectly positioned across from Wembley Grade 4-9 School. This inviting 4-bedroom, 2-bathroom residence has undergone a variety of thoughtful upgrades, making it an ideal choice for your family. The furnace is just 5-6 years old, and you'll enjoy peace of mind with a brand-new roof installed in 2024. Recent enhancements also include fresh paint on the upper level and ceilings in 2025, as well as new patio doors added in 2024. The huge double 1/4 acre lot features a large multi level deck an old 14'x22' garage and the property backs onto a quiet church parking lot. Nestled in the charming small town of Wembley, you'll benefit from lower property taxes while enjoying a welcoming community atmosphere. Don't miss your chance to call this home!



Built in 1963

## Essential Information

MLS® #	A2214195
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,093
Acres	0.27
Year Built	1963
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	9819 98 Avenue
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3S0

### Amenities

Parking Spaces	10
Parking	Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	April 25th, 2025
Days on Market	7
Zoning	R2

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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