

# \$120,000 - 9515 99 Street, Wembley

MLS® #A2234629

**\$120,000**

2 Bedroom, 1.00 Bathroom, 674 sqft

Residential on 0.11 Acres

NONE, Wembley, Alberta

Still renting and dreaming of home ownership? Searching for an investment property? This charming little home might just be the one. The main floor of this home features 2 bedrooms, 1 bathroom, and a bright living room with ample space for furniture. It also has a kitchen with stainless steel appliances and plenty of cabinets. The basement is partially finished with a spacious family room, a third potential bedroom, loads of storage, and a laundry room with washer & dryer. Updates include some newer shingles and a new hot water tank. The home sits on a 50'x120' fully landscaped, fenced lot with mature apple trees, a garden, and tonnes of parking space for all your vehicles, toys, or both! It's located in the town of Wembley on a quiet street close to schools and playgrounds. Wembley is less than 20 minutes from the city of Grande Prairie and has low property taxes. It offers many amenities such as schools, shopping, restaurants, and is home to the Philip J Currie Dinosaur Museum. Saskatoon Lake, Pipestone campground, and golf course are all just a few minutes away.

Built in 1973

## Essential Information

MLS® # A2234629

Price \$120,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	674
Acres	0.11
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	9515 99 Street
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3S0

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Parking Pad, See Remarks

### **Interior**

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Basement
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Fruit Trees/Shrub(s), Garden, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete, Wood

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	17
Zoning	R

**Listing Details**

Listing Office	Real Broker
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