

# \$194,900 - 9812 99 Street, Wembley

MLS® #A2260567

**\$194,900**

3 Bedroom, 1.00 Bathroom, 980 sqft

Residential on 0.12 Acres

NONE, Wembley, Alberta

This cozy home is nestled in the heart of Wembley and is a short walk to schools, the Ag Centre, the health clinic and more. Enter through the front porch where you can leave your bags and coat before you step inside the home. The bright and open living area is a great size and is open to the stylish kitchen with a centre island for easy meal prep. The primary bedroom is large enough to accommodate a king bed and additional furniture and there are two more bedrooms or use one for a perfectly sized office. Outside is a nice sized yard with a shed for seasonal storage. The garage has its own electrical panel and can be accessed from the rear lane.

There have been many updates over recent years including a complete kitchen make over with new cabinets and beautiful quartz counters and stainless appliances. Other upgrades include roof/shingles (2023) a furnace (2022) new electrical panel and wiring, new plumbing and some new windows, doors, wall insulation as well as fresh paint and new light fixtures. With all the big items upgraded all you have to do is move in! Book your viewing today and begin to enjoy your new home!

Built in 1979

## Essential Information

MLS® #                   A2260567

Price                     \$194,900



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 980                     |
| Acres          | 0.12                    |
| Year Built     | 1979                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9812 99 Street                  |
| Subdivision | NONE                            |
| City        | Wembley                         |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 3S0                         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters                             |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Basement          | None                                                                        |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Aluminum Siding                                         |
| Foundation        | Wood                                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 37                   |
| Zoning         | RG                   |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.