

# \$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        | Basement, Electric                   |
| 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 | 39             |
| Zoning         | R              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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