

# \$149,900 - 9904 96 Avenue, Wembley

MLS® #A2208816

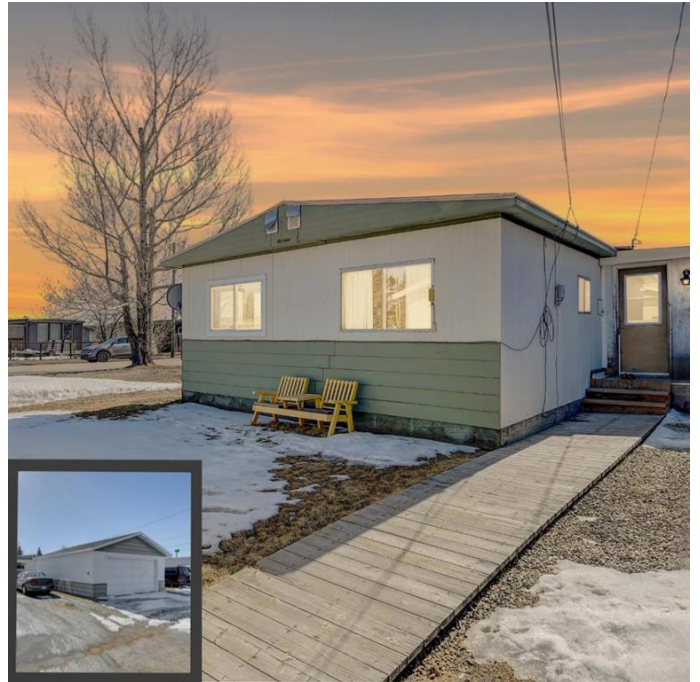
**\$149,900**

3 Bedroom, 1.00 Bathroom, 990 sqft

Residential on 0.17 Acres

NONE, Wembley, Alberta

Whether you're looking to put down roots and grow your family or take the exciting step into home ownership, this charming 3-bedroom, 1-bathroom modular home in Wembley offers comfort, space, and exceptional value. Situated on an oversized lot with access from three sides, this home combines practicality with lifestyle. Inside, you'll find a bright and welcoming open-concept layout that brings the living, dining, and kitchen spaces together, perfect for staying connected during busy mornings or winding down at the end of the day. The kitchen and main area has been tastefully updated, complemented by newer flooring and some upgraded windows that enhance both style and efficiency. The home has seen thoughtful improvements, including a refreshed porch that gives an inviting welcome to the home, and is a great place to keep shoes and outdoor gear. The large yard offers endless possibilities for outdoor play, future projects, or simply relaxing while the kids or pets enjoy the space. And with a detached double garage, you'll have plenty of room for vehicles, storage, or a hobby space. Located in the friendly community of Wembley, you'll love the small-town charm, nearby parks, schools, and community events all just a short drive from Grande Prairie for added convenience. Affordable, and move-in ready this home is the opportunity you've been waiting for. Come see the potential for yourself and imagine building your future here!



Built in 1974

### Essential Information

MLS® #	A2208816
Price	\$149,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	990
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Double Wide Mobile Home
Status	Active

### Community Information

Address	9904 96 Avenue
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Open Floorplan, See Remarks, Storage, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Other, Storage
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Lot Description	City Lot, Corner Lot, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Mixed, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 7th, 2025
Days on Market	16
Zoning	RG

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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