

\$320,000 - 9504 99 Street, Wembley

MLS® #A2230358

\$320,000

3 Bedroom, 2.00 Bathroom, 1,032 sqft
Residential on 0.14 Acres

NONE, Wembley, Alberta

Stylish Corner Lot Stunner with Dream Kitchen, RV Parking & Currently No Rear Neighbors!

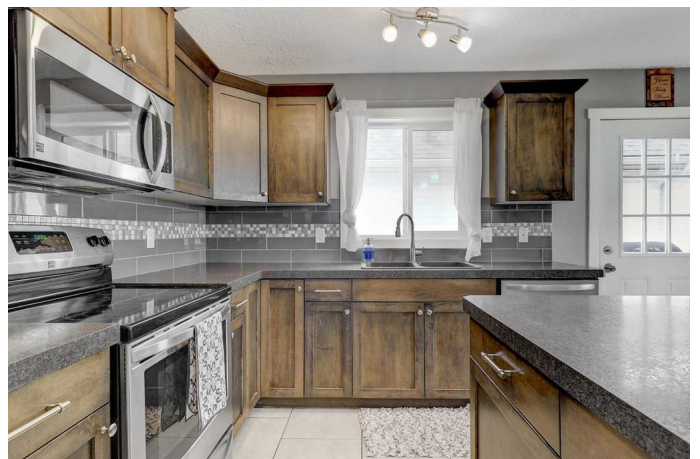
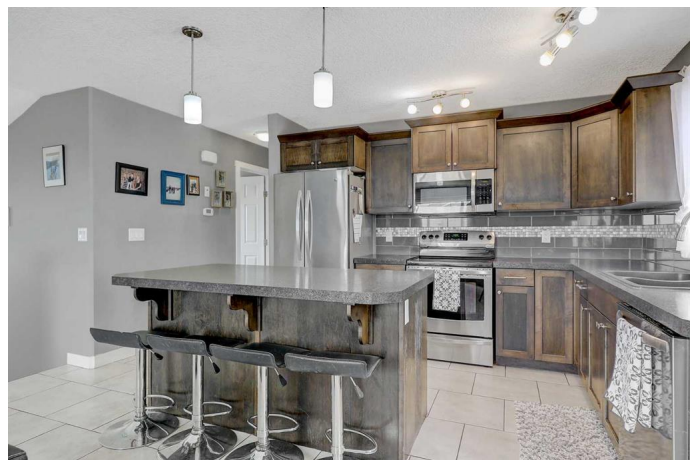
Welcome to your next chapter in this beautifully updated and move-in ready 3-bedroom gem, perfectly located on a sunny west-facing corner lot with no rear neighborsâ€™ just peaceful walking trails and endless sky.

From the moment you step through the elegant tiled entryway, youâ€™ll be captivated by the seamless blend of modern style and everyday functionality. The open-concept layout flows effortlessly through the spacious living and dining areas and into a show-stopping kitchen that will leave you breathless.

Featuring rich, dark cabinetry, gleaming countertops, a designer backsplash, and stainless steel appliances, dishwasher is a couple months old. This kitchen also boasts a massive island thatâ€™s perfect for everything from hosting friends to helping with homework.

Down the hall, youâ€™ll find three generous bedrooms, including a serene primary suite with a private half-bath and walk-in closet. The main full bath serves the additional bedrooms with ease.

Step outside through patio doors just off the kitchen to your own backyard oasis. A raised



deck leads to a charming brick pathway and down to a large wood patioâ€”ideal for relaxing, entertaining, or soaking up the sun.

The fully fenced yard offers both beauty and function, complete with a large shed and RV gate access for extra parking or toy storage, deck and fireplace.

But thatâ€™s not allâ€”downstairs, the expansive unfinished basement offers limitless potential to design the space of your dreams, whether it's a home theater, fitness studio, guest suite, or all of the above. The laundry area is conveniently located here as well, featuring a newer washing machine / dryer and hot water tank was replaced 3 years ago.

FEATURES YOU'LL LOVE: Open-concept living with tiled entryway, Stunning kitchen with massive island & upgraded appliances, 3 spacious bedrooms including primary suite with ensuite & walk-in closet, Backyard retreat with deck, patio, and garden space, Fully fenced, landscaped yard with large shed and RV parking, Sunny west-facing corner lot with walking trails and no rear neighbors, Basement ready for your custom touch, Quiet, family-friendly neighborhood! Whether youâ€™re a first-time buyer, small family, or looking to downsize without compromiseâ€”this home truly has it all.

Book your private showing today before itâ€™s gone!

Built in 2014

Essential Information

MLS® #	A2230358
Price	\$320,000
Bedrooms	3

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,032
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	9504 99 Street
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Sump Pump(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Cleared, Corner Lot, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	7
Zoning	RES

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.