

# \$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!

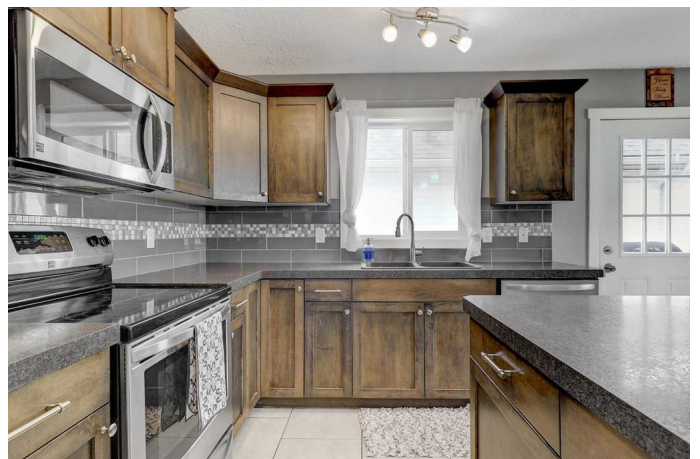
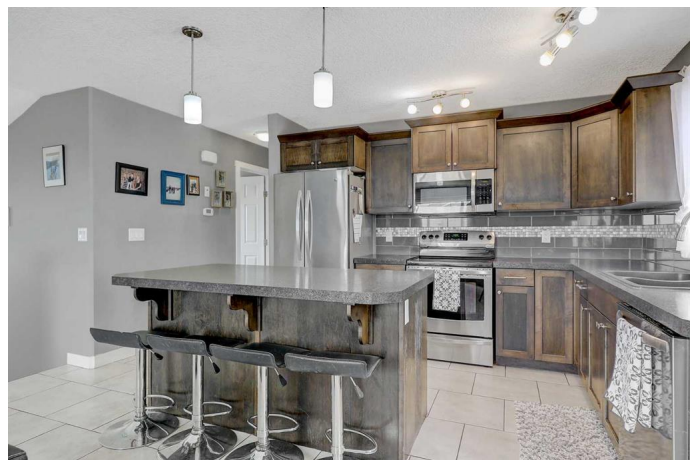
Welcome to your next chapter in this beautifully updated and move-in ready 3-bedroom gem, perfectly located on a sunny west-facing corner lot with no rear neighborsâ€™ just peaceful walking trails and endless sky.

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, Corner Lot, Private, Cleared
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	5
Zoning	RES

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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