

# \$299,900 - 9308 98 Avenue, Wembley

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MLS® #A2207019

**\$299,900**

3 Bedroom, 1.00 Bathroom, 927 sqft

Residential on 0.12 Acres

NONE, Wembley, Alberta

Charming Starter Home with Open Floor Plan  
& Spacious Yard!

Welcome to your perfect starter home, where comfort and style come together effortlessly! This delightful bungalow features an inviting open floor plan and a large, fenced yard—ideal for relaxation and entertaining.

Step inside to find a bright and spacious kitchen with high ceilings, a generous dining space, and large windows that fill the home with natural light. The kitchen offers seamless access to the backyard, making BBQs and gatherings around the fire pit easy and enjoyable year-round.

A short hallway leads to three large bedrooms and a well-appointed bathroom, providing a comfortable retreat for the whole family.

Downstairs, the fully finished lower level is perfect for cozy family nights, with ample space for a large TV, a comfy sectional, and room for games and entertainment.

If this sounds like the perfect home for you, contact your favorite REALTOR® today to book a private viewing!

Built in 2011

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2207019    |
| Price          | \$299,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 927         |
| Acres          | 0.12        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 9308 98 Avenue                  |
| Subdivision | NONE                            |
| City        | Wembley                         |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 3S0                         |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | See Remarks                                                               |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Freezer, Range |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description   | Back Yard              |
| Roof              | Asphalt Shingle        |
| Construction      | Vinyl Siding           |

Foundation                Poured Concrete

**Additional Information**

Date Listed                March 30th, 2025  
Days on Market        38  
Zoning                      RES

**Listing Details**

Listing Office            Grassroots Realty Group Ltd.

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