

# \$314,900 - 9511 97 Street, Wembley

MLS® #A2251360

**\$314,900**

4 Bedroom, 2.00 Bathroom, 1,013 sqft

Residential on 0.13 Acres

NONE, Wembley, Alberta

Immediate Possession and no rear neighbours! This lovely home with garage is perfect for a first-time home buyer or investor. The main floor features a functional kitchen with white cabinets, large living room and spacious dining area with access to the fully fenced and landscaped backyard. Three generous bedrooms and a full bathroom complete the main floor. Downstairs has brand new flooring and offers a large 4th bedroom, a small flex room with a window (could be a small bedroom), bright and open rec room, full bathroom and laundry room. The 21' x 18' detached garage is insulated, boarded and perfect to keep your vehicle protected through the winter months. The backyard is fenced, landscaped, has a nice deck with gas line for BBQ and raised garden beds. You will love the convenient location backing onto the Wembley Elementary School and steps away from the day care, skate park and rec center.

Built in 1979

## Essential Information

MLS® #	A2251360
Price	\$314,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.13



Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	9511 97 Street
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Parking Pad, Gravel Driveway
# of Garages	2

### Interior

Interior Features	High Ceilings, Laminate Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 26th, 2025
Days on Market	1
Zoning	R1

**Listing Details**

Listing Office                  Royal LePage - The Realty Group

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