

# \$318,000 - 9308 98 Avenue, Wembley

MLS® #A2207019

**\$318,000**

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	\$318,000
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, Freezer, Range, Refrigerator, Washer, Window Coverings
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        7

Zoning                 RES

### **Listing Details**

Listing Office           Grassroots Realty Group Ltd.

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