



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9812 99 Street
Wembley, Alberta

MLS # A2227513



\$199,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	997 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Lawn, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Piling(s)
Features:	Pantry, Quartz Counters, Soaking Tub

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R
Utilities:	-

Inclusions: na

Welcome to 9812 99 Street, a beautifully updated home located in the heart of Wembley, Alberta — a quiet, community-focused town just 17 minutes west of Grande Prairie via the double-lane divided Highway 43 West. This move-in-ready single-family home offers modern upgrades, exceptional convenience, and small-town warmth — perfect for first-time buyers, young families, or investors seeking value and lifestyle. Perfectly situated directly across from a school, with a daycare located directly behind, and just steps from the Wembley Recreation Centre, this location is unmatched for walkability and family functionality. Whether it's school drop-offs, heading to hockey practice, or simply enjoying local amenities, this home places you at the center of it all — no car required. Inside, you'll find a fully updated interior featuring a beautiful mix of modern finishes and warm country charm. The kitchen boasts quartz countertops, newer appliances, and tasteful cabinetry, offering a clean, bright workspace that flows seamlessly into the dining and living areas. The open layout is perfect for entertaining or simply spending quality time at home. Every room has been thoughtfully refreshed, creating a space that feels current, cozy, and ready for new memories. The property includes a detached garage with alley access, offering secure parking, extra storage, or even the perfect project space or woodworking shop. Whether you're storing your tools, parking your daily driver, or hiding your classic car build — this garage gives you the flexibility to make it your own. The large backyard offers room to relax, garden, or expand as your needs grow. Wembley is a welcoming town known for its slower pace, neighborly atmosphere, and ideal blend of affordability and convenience. The quick access to Grande Prairie makes it an excellent choice for

commuters, tradespeople, or anyone who wants the benefits of city proximity without the noise and congestion. Enjoy wide open skies, friendly streets, and a place where kids still ride their bikes until sunset. ?? Key Features: Fully updated interior with newer appliances & quartz countertops Detached garage with alley access — ideal for parking, storage, or workshop use Directly across from school Daycare located directly behind home Walking distance to recreation centre Spacious backyard with room to play or expand Only 17 minutes to Grande Prairie via Hwy 43 West This is your chance to own a stylish, practical, and affordable home in one of the Peace Region’s most community-driven locations.