



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9307 99 Avenue
Wembley, Alberta

MLS # A2257402



\$319,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	975 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	15-71-8-W6
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: blinds, storage shed

Tucked into this family-friendly neighbourhood, you'll find this well kept, modern 3 bedroom, 2 bathroom home. From the moment you step inside, the light will draw you in! Oversized front windows flood the open concept main floor with sunlight. The heart of the home is designed for connection, with space to cook, dine, and relax together. Two bedrooms at the rear of the home for convenience with the primary suite offering direct access to the full bathroom. The lower level feels like its own private abode with big windows, a second oversized living room, perfect for movie nights or game days, paired with a spacious bedroom that also enjoys private access to a full bathroom. Guests, teens, or in-laws will love the privacy this level provides. Step through the patio doors onto the deck and access the fully fenced backyard - giving kids and pets the freedom to play safely, while a storage shed keeps life organized. And when it's time to venture out, schools and playgrounds are only a short walk away, while Grande Prairie is a quick 15 minute drive for everything else you need. Be sure to reach out to your favourite agent today - This home is sure to be a fast sale!