

# \$319,900 - 9809 93 Avenue, Wembley

MLS® #A2243797

## \$319,900

3 Bedroom, 2.00 Bathroom, 902 sqft  
Residential on 0.12 Acres

NONE, Wembley, Alberta

Enjoy small-town charm with big-time value in this Wembley gem, just 10â€“15 minutes from Grande Prairie! Offering lower housing costs and property taxes than the city, this beautifully maintained home features 3 bedrooms, 2 bathrooms, and 2 spacious living roomsâ€”perfect for families or entertaining. Recent updates include a new roof for peace of mind, while the fully fenced and landscaped yard offers privacy and back alley access with no rear neighbors. Take in breathtaking views of the Rocky Mountains on clear days, right from your own backyard. Inside, the basement features a stylish tile shower, adding a modern touch to this well-rounded home. Whether you're a first-time buyer or looking to downsize without sacrificing comfort, this property is a must-see!

Built in 2001

### Essential Information

MLS® #	A2243797
Price	\$319,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	902
Acres	0.12
Year Built	2001
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	9809 93 Avenue
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

### Amenities

Parking Spaces	4
Parking	Driveway, Parking Pad

### Interior

Interior Features	No Smoking Home, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Private, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 12th, 2025
Days on Market	2
Zoning	R-1

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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