

# \$199,900 - 9812 99 Street, Wembley

MLS® #A2227513

**\$199,900**

3 Bedroom, 1.00 Bathroom, 997 sqft  
Residential on 0.12 Acres

NONE, Wembley, Alberta

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

Regionâ€™s most community-driven locations.

Built in 1979

**Essential Information**

MLS® #	A2227513
Price	\$199,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	997
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

**Community Information**

Address	9812 99 Street
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H3S0

**Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Pantry, Quartz Counters, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Lawn, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	90
Zoning	R

**Listing Details**

Listing Office	Real Broker
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