

\$325,900 - 9328 98 Avenue, Wembley

MLS® #A2248836

\$325,900

4 Bedroom, 2.00 Bathroom, 908 sqft

Residential on 0.13 Acres

NONE, Wembley, Alberta

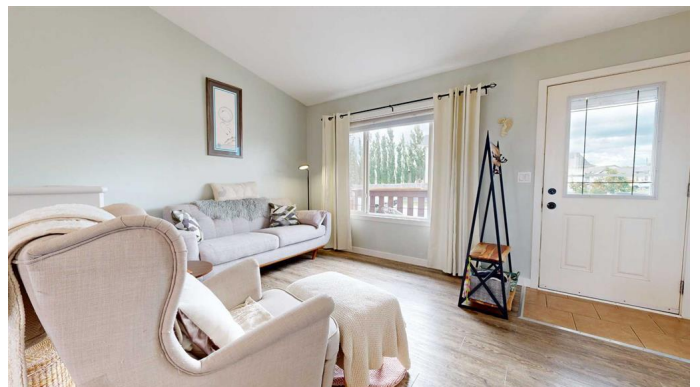
This beautifully kept bungalow offers a perfect blend of updates, comfort, and small town charm. The main floor invites you in from the front porch to a welcoming living room with a large picture window and vaulted ceilings, filling the space with natural light. From there, the layout flows into the kitchen and dining area, featuring stainless steel appliances, stylish two-tone cabinetry, and a pantry for added storage.

Also on the main level, you will find 3 bedrooms and a spacious 5-piece bathroom, where one of the bedrooms has been thoughtfully outfitted with washer and dryer hookups for added convenience.

The fully finished basement provides even more living space, with an additional bedroom, an expansive 3-piece bathroom, laundry area, and a cozy living room with a wood stove that's perfect for extra warmth on chilly days and to keep utility costs low.

Step outside to a backyard that has been cared for with incredible pride; a true outdoor retreat to enjoy year-round. Sit on your back deck and enjoy the landscaping that is truly awe-inspiring. Visit the he shed she shed area or sit around the fire pit to enjoy the peace and tranquility of small town life.

Wembley is a wonderful, family-oriented community, where the entire town feels like a



playground with 30km/hr speed limits, abundant parks and playgrounds, and schools serving children from kindergarten through grade 9.

This home combines modern styles, thoughtful design, and a welcoming community that is ready for its next family to enjoy. Reach out to your realtor today to schedule a private viewing.

Built in 2010

Essential Information

MLS® #	A2248836
Price	\$325,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	908
Acres	0.13
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9328 98 Avenue
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2025
Days on Market	3
Zoning	R-1

Listing Details

Listing Office	eXp Realty
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