

# \$72,000 - 9716 97 Street, Wembley

MLS® #A2250014

**\$72,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.13 Acres

NONE, Wembley, Alberta

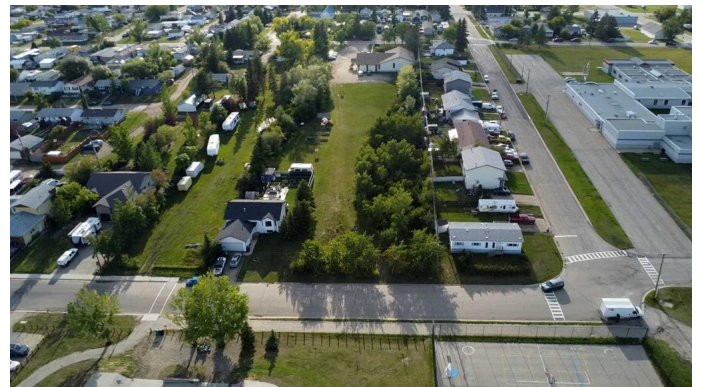
How often do you find two, not one, but two lots side by side? What a great Wembley location, near the schools, parks and playgrounds. 9716 and 9720 on 97 Street are each available. Water and sewer lines are close, right across the street, about \$11,000 per lot for connection. Wembley land use bylaw is attached as a supplement so ask your REALTOR® to forward to you. What's your development dream? Work with the town to make your single detached project or perhaps duplex or other low-density multi-unit dwelling take shape! Grande Prairie city residential market is buzzing so overflow options to peaceful places like nearby Wembley are needed for consumers, or yourself. GST may apply per lot.

## Essential Information

|           |                  |
|-----------|------------------|
| MLS® #    | A2250014         |
| Price     | \$72,000         |
| Bathrooms | 0.00             |
| Acres     | 0.13             |
| Type      | Land             |
| Sub-Type  | Residential Land |
| Status    | Active           |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 9716 97 Street |
| Subdivision | NONE           |



|             |                                 |
|-------------|---------------------------------|
| City        | Wembley                         |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H3S0                          |

### **Exterior**

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Rectangular Lot, See Remarks |
|-----------------|------------------------------|

### **School Information**

|          |                                     |
|----------|-------------------------------------|
| District | Peace Wapiti School Division No. 76 |
|----------|-------------------------------------|

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 60                |
| Zoning         | RG                |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.