

\$949,900 - 90022 Township Road 710, Wembley

MLS® #A2202202

\$949,900

4 Bedroom, 4.00 Bathroom, 2,095 sqft

Residential on 37.96 Acres

NONE, Wembley, Alberta

Incredible Hobby Farm / Homestead on 38
Treed Acres with CR5 Zoning & 32 x 44 Shop!

Welcome to this spectacular custom-built 2-storey home, perfectly set up for country living with endless potential! Situated on 38 private, beautifully treed acres with subdivision opportunity, this property is ideal for a growing family, home-based business, or hobby farming. Mature poplar and spruce provide year-round beauty, while a wraparound covered veranda overlooks the fully landscaped yardâ€”your private retreat in nature.

This home features a bright open-concept main floor with hardwood flooring, spacious living and dining areas, a cozy gas fireplace, and a large kitchen complete with island, corner pantry, and loads of counter space. A front office/bedroom, 2-piece bath, and main floor laundry with sink and access to the attached 30x30 heated garage round out the main level.

Upstairs has just undergone a stunning \$65,000 renovation. The spacious primary suite boasts a custom walk-through closet and a fully updated ensuite with freestanding tub, glass & tile shower, and dual sinks. Two more generous bedrooms and all-new \$16/sq ft carpeting complete the upper level. Additional upgrades include new trim throughout, a new hot water tank and central air (May 2023), and new shingles (June 2024).

The fully developed basement offers walk-up



access to the garage, a large rec room, games area, full bathroom, and space to easily add a fifth bedroom.

Outside, the property is turnkey for hobby farming or equestrian use with cross fencing and 3 paddocks with shared auto waterer. A heated, fully finished 32x44 shop with 18' ceilings and a constructed 30x44 steel shop offer exceptional space for vehicles, equipment, or projects. Also included are two dugouts (110'x110'x30' deep and 50'x50'x12' deep), a greenhouse, firepit, and pond. Over \$25,000 in gravel has been added to the yard in the past 2 years.

Other highlights: ICF foundation, 2 furnaces, 19 GPM well, garage recently drywalled and painted (Summer 2024). Starlink is installed and included for added convenience.

Directions: From Hwy 43 west of Wembley, turn south on RR85 to Twp Rd 710 and west 1.25 miles.

Built in 2007

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2202202 |
| Price | \$949,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,095 |
| Acres | 37.96 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 90022 Township Road 710 |
| Subdivision | NONE |
| City | Wembley |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T0H 3S0 |

Amenities

| | |
|----------------|---------------------------------------|
| Parking Spaces | 10 |
| Parking | Double Garage Attached, Heated Garage |
| # of Garages | 2 |
| Waterfront | See Remarks |

Interior

| | |
|-------------------|-------------------------|
| Interior Features | See Remarks |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Other, Private Yard |
| Lot Description | Landscaped, No Neighbours Behind, Private, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 106 |
| Zoning | CR-5 |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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.