

# \$975,000 - 90022 Township Road 710, Wembley

MLS® #A2202202

**\$975,000**

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, 3 paddocks with shared auto waterer, and a 30x20 shed built on sea cans. 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).

Directions: From Hwy 43 west of Wembley, turn south on RR90 for 4 miles to TWP 710, then west (right). Property is on the right.

Built in 2007

**Essential Information**

MLS® #	A2202202
Price	\$975,000
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, Private Yard, Other
Lot Description	Landscaped, No Neighbours Behind, Treed, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	12

Zoning

CR-5

## **Listing Details**

Listing Office

Century 21 Grande Prairie Realty Inc.

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