

# \$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 | 96            |
| Zoning         | CR-5          |

### Listing Details

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

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