



GRASSROOTS
REALTY GROUP

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82022 TWP Rd 710
Wembley, Alberta

MLS # A2234012



\$589,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,320 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	10.33 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Many Trees, Native		

Heating:	Central	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Outbuilding Specified

Your Dream Acreage Awaits – Just 20 Minutes West of Grande Prairie Nestled on 10.33 acres and located only 3 km south of Wembley, this beautifully developed 1,320 sq. ft. bungalow checks all the boxes – starting with a 24' x 32' heated, metal-clad shop, zoned CR-5. Inside, the home features a warm and inviting kitchen with hardwood cabinets and flooring that flows seamlessly into the living room. The spacious primary bedroom is tucked at the back of the home, complete with a 4-piece ensuite and a generous walk-in closet. The fully finished basement offers abundant storage, two additional bedrooms, and a large rumpus room perfect for family gatherings, a home theatre, or a playroom. Outside, you'll enjoy the peace and privacy of a mature deciduous forest – offering natural shade and shelter from the wind. Gardeners will fall in love with the expansive vegetable garden and impressive 16' x 30' greenhouse. Multiple outbuildings provide plenty of room for tools, toys, or hobby farming. Whether you're looking for space to grow, room to play, or a peaceful retreat, this property delivers. Don't miss your chance to own this rare acreage opportunity – contact your trusted REALTOR® today to book a private viewing!