



**#1, 713012 Range Road 91  
Wembley, Alberta**

**MLS # A2236959**



**\$675,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,817 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.88 Acres		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Mound Septic, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Laminate Counters, Pantry, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** PLAYSET, POOL TABLE, GAS BBQ

Welcome to this acreage home between Beaverlodge & Wembley. This beautiful 1.5 Storey home offers a perfect blend of space, comfort, and country style living on 5.88 acres of usable land. Over 2,000 sq.ft of finished living space, including 5 spacious bedrooms, and 4 full bathrooms - perfect for a family! A bright open concept main living & dining areas filled with natural light. Functional kitchen with plenty of cabinet space and views of your perfect little piece of paradise. The primary suite is finished with a private ensuite, and a walk in closet. Upstairs you will be pleasantly impressed by an additional bonus/flex room or kids play area. Whether you are looking for room to roam, a home for your growing family or the peaceful acreage lifestyle, this property checks all the boxes. Don't miss this rare opportunity to own a peaceful, spacious acreage home with all the amenities and room to grow. Call us today and lets tour you through!