



GRASSROOTS
REALTY GROUP

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**715054 Range Road 91
Wembley, Alberta**

MLS # A2262224



\$429,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	834 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	9.88 Acres		
Lot Feat:	Lawn, Level, Many Trees, No Neighbours Behind		

Heating:	Forced Air, Propane	Water:	-
Floors:	Carpet, Linoleum, Wood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR5
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Just 3 mins off Hwy 43 Range Rd 91 - this property offers the perfect balance of country living with a huge 30 x 46 shop. Situated on 9.88 acres & CR 5. This home is a 1957 Government Built Research home that was moved to the property in 1996 and put onto a new poured concrete basement. The home features 3 bedrooms and 2 bathrooms, with newer double glazed windows and durable metal roofing. A highlight of this property is the impressive 30' x 46' heated shop—equipped with cement floor & 220 volt power—ideal for hobbies, storage, or running a home-based business. Whether you're looking for room to grow, space for equipment, or just a peaceful acreage lifestyle this property checks the boxes. Don't wait, call your favorite agent today to book your private viewing.