



**46, 85060 Township Road 722
Wembley, Alberta**

MLS # A2289793



\$399,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,216 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	5.44 Acres		
Lot Feat:	Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	18-72-8-W6
Exterior:	See Remarks	Zoning:	CR-4
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Escape to the peace and privacy of Mountain Side Estates, just 20 minutes west of Grande Prairie. Situated on 5.44 beautifully treed acres, this well-maintained manufactured home offers the perfect blend of country living and modern updates. Featuring 3 bedrooms and 2 full bathrooms, including a private ensuite, this home is thoughtfully laid out for comfortable everyday living. The interior showcases a no-carpet design with newer flooring, fresh paint, updated baseboards, siding, and skirting — creating a clean, move-in-ready feel throughout. The kitchen is equipped with a desirable gas range, ideal for those who love to cook and entertain. Step outside to the massive front deck, built in 2020 — a standout feature perfect for hosting gatherings, summer BBQs, morning coffee, or simply enjoying the surrounding nature and quiet setting. Major infrastructure updates provide peace of mind. The property features a drilled well (2020) that feeds an above-ground 9-cubic-meter cistern housed in an enclosed pump house. A 4-stage septic system (installed in 2020) adds long-term reliability. The home sits on screw pile foundation and includes heat-traced plumbing — an important upgrade for Alberta winters. The dryer was replaced approximately two years ago. The mostly treed lot offers excellent privacy while still providing usable space for recreation, gardening, or future development. A well-built shed with sliding door adds convenient storage for tools, toys, or equipment. If you've been looking for an affordable acreage with key mechanical upgrades already completed — all within easy driving distance to Grande Prairie — this property checks the boxes. Lots of room to build a future garage or shop and there is some good flexibility with CR-4 zoning for animals!