



GRASSROOTS
REALTY GROUP

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**712082 Range Road 91
Wembley, Alberta**

MLS # A2117058



\$474,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Double Wide Mobile Home		
Size:	1,672 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	10.00 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Propane	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	CR5
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Fridge, OTR microwave, stove, dishwasher, washer, dryer, window blinds, detached garage, garden shed(lil red barn), pump house, two sheds out front, 3 horse shelters, qounset.

CR5 property on 10 acres just 20 minutes west of Grande Prairie, and a few short minutes to Wembley or Beaverlodge. This beautiful acreage is setup for all you horse enthusiast! The CR5 zoning allows the sellers to run a profitable horse boarding and training business. Custom manufactured home built in 2014 that showcases pride of ownership. There are 4 good sized bedrooms + 2 bathrooms spread over 1672 sqft. The warm tones and cozy fireplace make you want to curl up with a cup of java and take in the sunrise. Beautiful & functional kitchen with peninsula style island with eating bar, stainless steel appliances, corner pantry & dining room with patio door access to the rear deck. Make note of the way the master bedroom faces; you have a view of the sunrise shining through your window over the horse pasture. Ensuite is a good size with his & her sinks. Services include power, drilled well with auto water trough + propane for gas supply. The acreage perimeter is fenced with cross fencing. Each pasture is connected with swing gates. 100x200 ft outdoor riding arena, 60 ft round pen, garden area fenced off, single car detached garage thats used as a workshop, 2 quonsets, 2 sheds for storage and 4 horse shelters. New shingles, pressure tank & septic pump has been replaced 2.5 years ago. Put this place on your list and come soak in what this hobby farm has to offer!