



GRASSROOTS
REALTY GROUP

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**91048/91052 Township Road 704
Wembley, Alberta**

MLS # A2136997



\$474,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,559 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	7.80 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	26-70-9-W6
Exterior:	See Remarks	Zoning:	CR-5
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

RARE opportunity to own a dual residence acreage under 1 title! Live in one and rent out the other to pay your mortgage. This peaceful property is located on 7.8 acres just southwest of Wembley. Main residence is a newer 2006 manufactured home with tasteful updates throughout and a concrete workshop below part of the property measuring approx 32x36. This home has 3 bedrooms, 2 bathrooms, and a beautiful addition currently used as a studio although can be repurposed for a bedroom or 2nd living room. Renovations in recent years include 35 year shingles, washer & dryer, dishwasher, range, fridge, furnace, and water system w/ RO. This home used propane as its heat source. 2nd residence is an older home on natural gas and could use some TLC although has great potential and features newer furnace, roof, and eavestroughs. Each property has separate septic system and share a high-flow well. There is a good workshop measuring 24x32 that is perfect for storage and working on things. Other notable features are 2 garden plots measuring 46x38 and 28x60, fire pit area, and a freshwater dugout. Lot's of awesome wildlife in the area. Book your showing today!