



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

MLS # A2186931



\$469,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,559 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	7.80 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial, Unfinished
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	26-70-9-W6
Zoning:	CR-5
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer dryer, Freezer, All window coverings, Microwave, Firepit, Adirondack chairs, firewood

Don't miss this unique opportunity to own a dual-residence property on 7.8 serene acres just southwest of Wembley! Offering flexibility, live in one home while renting out the other to help cover your mortgage. The main residence, a 2006 manufactured home, features 3 bedrooms, 2 bathrooms, and a versatile addition that currently serves as a studio but can be easily converted into an extra bedroom or second living room. Recent updates include 35-year shingles, a new washer, dryer, dishwasher, range, fridge, furnace, and a reverse osmosis water system. The home is heated by propane and rests on a concrete foundation that provides a workshop and extra storage. The secondary residence is an older home on natural gas, with significant upgrades including a newer furnace, roof, and eavestroughs. Both homes have their own septic systems and share a high-flow well. Additional features include a 24x32 workshop, two large garden plots, a fire pit area, and a freshwater dugout. The peaceful location offers abundant wildlife and privacy, with school bus service conveniently available at the driveway. Schedule your showing today!