

\$949,900 - 90022 Township Road 710, Wembley

MLS® #A2202202

\$949,900

4 Bedroom, 4.00 Bathroom, 2,095 sqft

Single Family on 37.96 Acres

N/A, Wembley, Alberta

Incredible Hobby Farm / Homestead on 38 Treed Acres with CR5 Zoning & 32 x 44 Shop! Welcome to this spectacular custom-built 2-storey home, perfectly set up for country living with endless potential! Situated on 38 private, beautifully treed acres with subdivision opportunity, this property is ideal for a growing family, home-based business, or hobby farming. Mature poplar and spruce provide year-round beauty, while a wraparound covered veranda overlooks the fully landscaped yard—your private retreat in nature. This home features a bright open-concept main floor with hardwood flooring, spacious living and dining areas, a cozy gas fireplace, and a large kitchen complete with island, corner pantry, and loads of counter space. A front office/bedroom, 2-piece bath, and main floor laundry with sink and access to the attached 30x30 heated garage round out the main level. Upstairs has just undergone a stunning \$65,000 renovation. The spacious primary suite boasts a custom walk-through closet and a fully updated ensuite with freestanding tub, glass & tile shower, and dual sinks. Two more generous bedrooms and all-new \$16/sq ft carpeting complete the upper level. Additional upgrades include new trim throughout, a new hot water tank and central air (May 2023), and new shingles (June 2024). The fully developed basement offers walk-up access to the garage, a large rec room, games area, full bathroom, and space to easily add a fifth



bedroom.Outside, the property is turnkey for hobby farming or equestrian use with cross fencing and 3 paddocks with shared auto waterer. A heated, fully finished 32x44 shop with 18' ceilings offer exceptional space for vehicles, equipment, or projects. Also included are two dugouts (110'x110'x30' deep and 50'x50'x12' deep), a greenhouse, firepit, and pond. Over \$25,000 in gravel has been added to the yard in the past 2 years.Other highlights: ICF foundation, 2 furnaces, 19 GPM well, garage recently drywalled and painted (Summer 2024). Starlink is installed and included for added convenience. Directions: From Hwy 43 west of Wembley, turn south on RR85 to Twp Rd 710 and west 1.25 miles. (id:6289)

Built in 2007

Essential Information

Listing #	A2202202
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,095
Acres	37.96
Year Built	2007
Type	Single Family
Sub-Type	Freehold

Community Information

Address	90022 Township Road 710
Subdivision	N/A
City	Wembley
Province	Alberta
Postal Code	T0H3S0

Amenities

Features	Treed, See remarks, Other, No neighbours behind
Parking Spaces	10
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	See remarks
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 18th, 2025 at 8:46am PDT