

**90022 Township Road 710**  
**Wembley, Alberta**
**MLS # A2202202**

**\$949,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,095 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	37.96 Acres		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Private, Rectangular Lot, Treed		
<b>Heating:</b>	Forced Air, Natural Gas		<b>Water:</b> Well
<b>Floors:</b>	Carpet, Hardwood, Tile		<b>Sewer:</b> Pump, Septic Tank
<b>Roof:</b>	Asphalt Shingle		<b>Condo Fee:</b> -
<b>Basement:</b>	Finished, Full		<b>LLD:</b> -
<b>Exterior:</b>	Vinyl Siding		<b>Zoning:</b> CR-5
<b>Foundation:</b>	Poured Concrete		<b>Utilities:</b> -
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, window coverings, fencing, outbuildings.

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 and a constructed 30x44 steel shop 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.&nbsp;