

\$474,900 - 712082 Range Road 91, Wembley

MLS® #A2117058

\$474,900

4 Bedroom, 2.00 Bathroom, 1,672 sqft

Residential on 10.00 Acres

NONE, Wembley, Alberta

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 enthusiasts! 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 that's 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!

Built in 2014



Essential Information

MLS® #	A2117058
Price	\$474,900
Sold Price	\$465,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,672
Acres	10.00
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Double Wide Mobile Home
Status	Sold

Community Information

Address	712082 Range Road 91
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

Amenities

Parking	Single Garage Detached
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Interior

Interior Features	Breakfast Bar, Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Propane
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Storage
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Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Piling(s)

Additional Information

Date Listed	March 22nd, 2024
Date Sold	May 22nd, 2024
Days on Market	61
Zoning	CR5
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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