

# \$649,900 - 711034a Range Road 93 Range, Wembley

MLS® #A2157688

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,711 sqft  
Residential on 7.23 Acres

NONE, Wembley, Alberta

This the the acreage you have been waiting all summer for! This GORGEOUS 2014 CUSTOM STONEBUILT BUNGALOW on over 7 acres 25 minutes from GP and only a few mins from either Wembley or Beaverlodge! From the moment you step into the large foyer with built in lockers you will appreciate the CRAFTSMANSHIP and QUALITY. With SOARING CEILINGS and open plan this is the perfect entertaining home! You will LOVE to COOK in this GORGEOUS custom ASH SOLID WOOD kitchen with soft close drawers and brand new stainless steel appliances and HUGE pantry! Down the hall you will find an office/bedroom, GLORIOUS LAUNDRY ROOM with half bath and a spectacular MASTER SUITE with beautiful ensuite you will never want to leave. In freshly completed basement you will find 2 more large bedrooms, full bathroom, 9 foot ceilings and the perfect entertaining space with built in's and so much storage! The icing on the cake is that this home is completely ENERGY EFFICIENT with high end electrical components, no open flames in water heaters, ICF Styro foam foundation, in floor heat throughout (including the garage!!) with hot water heating so heat is constant and comfortable all the time. Enjoy the ease of carpet free living with luxurious hardwood on the main and durable vinyl plank downstairs with an excellent build in vacuum system to keep them clean all the time! Don't forget about the huge finished and heated 32' X 27' attached garage with hot and cold water



taps! Step outside on one of your brand new 1200+ square foot wrap around deck to the most GORGEOUS 360 degree views (mountain views on a clear day!) with the CR5 zoning you have so much flexibility with what you can do with the land. In fact, there is a 3 acre fenced pasture just for cattle or horses and another 3 for so many other purposes! This list of features go on and on so you have to see for yourself! Don't wait too long. This property is the ONE!

Built in 2014

### **Essential Information**

MLS® #	A2157688
Price	\$649,900
Sold Price	\$635,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,711
Acres	7.23
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

### **Community Information**

Address	711034a Range Road 93 Range
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

### **Amenities**

Parking	Double Garage Attached
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## Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Cleared
Roof	Metal
Construction	Vinyl Siding
Foundation	ICF Block

## Additional Information

Date Listed	August 18th, 2024
Date Sold	September 18th, 2024
Days on Market	30
Zoning	CR-5
HOA Fees	0.00

## Listing Details

Listing Office	Real Broker
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