

# **\$469,900 - 91048/91052 Township Road 704, Wembley**

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MLS® #A2186931

**\$469,900**

3 Bedroom, 2.00 Bathroom, 1,559 sqft  
Residential on 7.80 Acres

NONE, Wembley, Alberta

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.

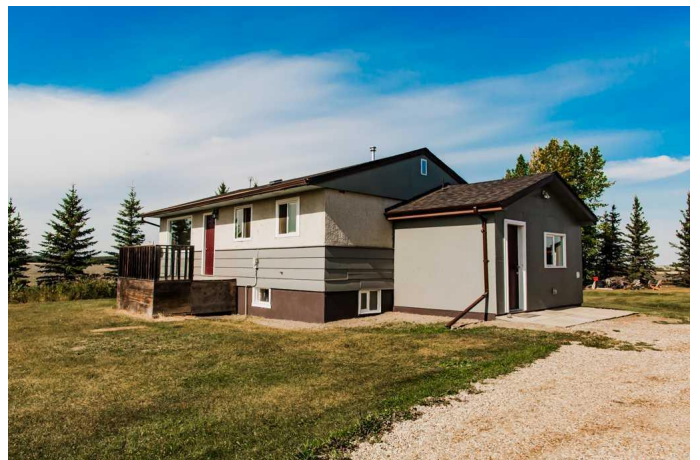
The main residence, a 2006 manufactured home, features 3 bedrooms, 2 bathrooms, and a versatile addition that currently serves as a studio but can be easily converted into an extra bedroom or second living room. Recent updates include 35-year shingles, a new washer, dryer, dishwasher, range, fridge, 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!

Built in 2006

## **Essential Information**



MLS® #	A2186931
Price	\$469,900
Sold Price	\$485,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,559
Acres	7.80
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

### **Community Information**

Address	91048/91052 Township Road 704
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

### **Amenities**

Parking Spaces	10
Parking	Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	See Remarks

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      January 10th, 2025  
Date Sold                        February 25th, 2025  
Days on Market                44  
Zoning                            CR-5  
HOA Fees                        0.00

**Listing Details**

Listing Office                    Century 21 Grande Prairie Realty Inc.

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