

# \$789,900 - 80023 Twp 712, Wembley

MLS® #A2221081

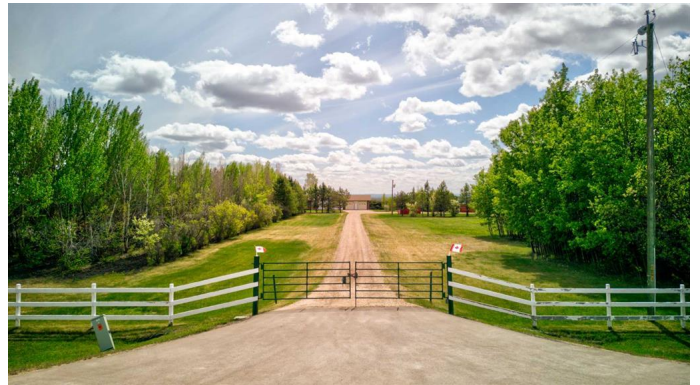
**\$789,900**

3 Bedroom, 2.00 Bathroom, 1,455 sqft

Residential on 16.81 Acres

NONE, Wembley, Alberta

THIS MIGHT BE PERFECT FOR A BUSINESS RIGHT ON PAVEMENT!AMAZING GATED PROPERTY, ONLY ONE OWNER!! This property shows pride of ownership as soon as you enter the gate. There are 16.81 acres with beautiful landscaping, lots perennial plants, shrubs,natural trees and about 450 mature planted trees. This private yard has no close neighbours, There are 3 water systems available, a well that is 340 ft deep & provides 5.9 gpm with 250 gal cistern in basement of house, 3500 gal underground cistern & access at property line to city water if desired. The attached garage has 2 over head doors (new in 2012), 2 GDO"S & is the size of a triple car garage 27X27X30X38.Some out buildings include a 24 X 52 ft shop, with 5 bays ( 1 heated), a 20 X 64 pole shed, wood shed with birch wood included, spruce slab wood not staying, green house, 3 storage sheds, old cabin used as a workshop, gas tank stand & tank. Tilled land on 16.81 acres is rented to the farmer and belongs to renter, grain will be removed at harvest, then new owner can use rented-seeded landas they pls, rented land can be walked with seller to show boundaries and answer questions. septic tank cleaning records available, last done Oct 2023. This home is a Nelson Home plan, original floor plan stays with the home (all appliance manuals stay with the home also). There is large front covered entry deck, and a large deck off east and south side of the back of the



home for entertaining, both decks are composite, low maintenance! Entering the home you come into a large entry with lots of closet. space. Large kitchen with plenty of oak cabinets, counter space, pantry and eating area for a large family table. the large living room / formal dining area is on the south side of the house with large updated windows that make it bright with natural light! There is brick, wood burning fireplace in the living room, also a door off formal dining area that leads to the deck. Up stairs there is 3 piece bath with new walk in shower. The primary bedroom has a wash room with a vanity/sink and lots of storage space, which could be changed into an ensuite if new owner likes. There are 2 more bedrooms upstairs that are nice size. The 3rd level has the laundry, with a second washer for work clothes, also a jetted tub, toilet, and sink that could be finished to make a full bathroom.(meaning walls) The 3rd level has an entrance into garage, also lots of space to add a couple bedrooms with large windows. The 4th level has a cold room, water system and wood shelving that stays with the home. Some updates in this home are as follows: walk in shower-2024, composite vinyl decking-2024, new shingles 2023,newer furnace, water heater, kitchen and bathroom counter tops, central AC 2013, ( furnace & AC were just serviced this week) dual pane poly windows 2008, new carpet and flooring 2011, all new paint 2019,extra blow in insulation- now R50 rating, new blinds and curtains 2009. Well water flow reports - both depth and flow, new well pump 2020

Built in 1988

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2221081  |
| Price      | \$789,900 |
| Sold Price | \$772,500 |

|                |                                       |
|----------------|---------------------------------------|
| Bedrooms       | 3                                     |
| Bathrooms      | 2.00                                  |
| Full Baths     | 1                                     |
| Half Baths     | 1                                     |
| Square Footage | 1,455                                 |
| Acres          | 16.81                                 |
| Year Built     | 1988                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, 4 Level Split |
| Status         | Sold                                  |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 80023 Twp 712                   |
| Subdivision | NONE                            |
| City        | Wembley                         |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T0H 3S0                         |

### Amenities

|         |                        |
|---------|------------------------|
| Parking | Triple Garage Attached |
|---------|------------------------|

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, No Animal Home, No Smoking Home, See Remarks                      |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Refrigerator, Washer, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                           |
| Cooling           | Central Air                                                                       |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Living Room, Wood Burning                                                         |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Partially Finished                                                          |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard                                          |
| Lot Description   | Landscaped, See Remarks, Garden, Lawn, Many Trees, No Neighbours Behind |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 14th, 2025  |
| Date Sold      | June 24th, 2025 |
| Days on Market | 41              |
| Zoning         | CR5             |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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