

# \$799,900 - 80023 Twp 712, Wembley

MLS® #A2221081

**\$799,900**

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 use rented-seeded land. 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	\$799,900
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	4 Level Split, Acreage with Residence
Status	Active

### **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
# of Garages	3

### **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	Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, See Remarks

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	3
Zoning	CR5

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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