

# \$589,000 - 82022 Twp Rd 710, Wembley

MLS® #A2234012

**\$589,000**

4 Bedroom, 3.00 Bathroom, 1,320 sqft

Residential on 10.33 Acres

NONE, Wembley, Alberta

Your Dream Acreage Awaits â€“ Just 20 Minutes West of Grande Prairie

Nestled on 10.33 acres and located only 3 km south of Wembley, this beautifully developed 1,320 sq. ft. bungalow checks all the boxes â€” starting with a 24' x 32' heated, metal-clad shop, zoned CR-5.

Inside, the home features a warm and inviting kitchen with hardwood cabinets and flooring that flows seamlessly into the living room. The spacious primary bedroom is tucked at the back of the home, complete with a 4-piece ensuite and a generous walk-in closet.

The fully finished basement offers abundant storage, two additional bedrooms, and a large rumpus room perfect for family gatherings, a home theatre, or a playroom.

Outside, you'll enjoy the peace and privacy of a mature deciduous forest â€” offering natural shade and shelter from the wind. Gardeners will fall in love with the expansive vegetable garden and impressive 16' x 30' greenhouse. Multiple outbuildings provide plenty of room for tools, toys, or hobby farming.

Whether you're looking for space to grow, room to play, or a peaceful retreat, this property delivers. Donâ€™t miss your chance to own this rare acreage opportunity â€” contact your trusted REALTORÂ® today to book a private viewing!



Built in 1970

## Essential Information

MLS® #	A2234012
Price	\$589,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,320
Acres	10.33
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	82022 Twp Rd 710
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 0E3

### Amenities

Parking	Parking Pad
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### Interior

Interior Features	Laminate Counters
Appliances	Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Many Trees, Native Plants, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	6
Zoning	CR-5

## Listing Details

Listing Office	Royal LePage - The Realty Group
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