

# \$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
---------	-------------

### 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, Private, Native Plants
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	24
Zoning	CR-5

## Listing Details

Listing Office	Royal LePage - The Realty Group
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.