

# \$675,000 - #1, 713012 Range Road 91, Wembley

MLS® #A2236959

**\$675,000**

5 Bedroom, 4.00 Bathroom, 1,817 sqft  
Residential on 5.88 Acres

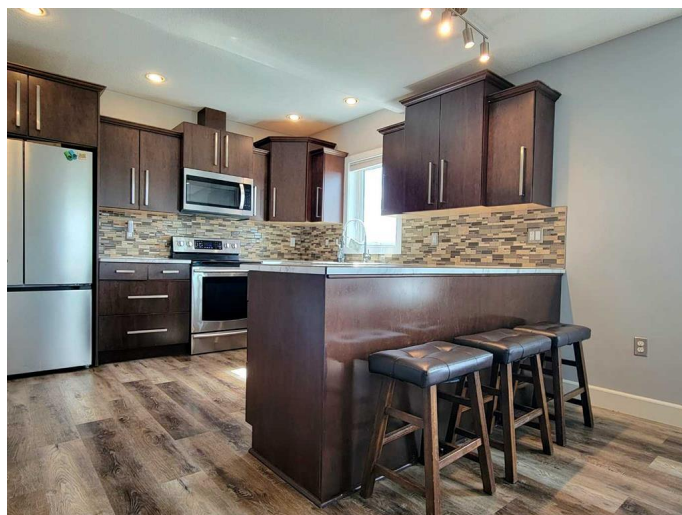
NONE, Wembley, Alberta

Welcome to this acreage home between Beaverlodge & Wembley. This beautiful 1.5 Storey home offers a perfect blend of space, comfort, and country style living on 5.88 acres of usable land. Over 2,000 sq.ft of finished living space, including 5 spacious bedrooms, and 4 full bathrooms - perfect for a family! A bright open concept main living & dining areas filled with natural light. Functional kitchen with plenty of cabinet space and views of your perfect little piece of paradise. The primary suite is finished with a private ensuite, and a walk in closet. Upstairs you will be pleasantly impressed by an additional bonus/flex room or kids play area. Whether you are looking for room to roam, a home for your growing family or the peaceful acreage lifestyle, this property checks all the boxes. Don't miss this rare opportunity to own a peaceful, spacious acreage home with all the amenities and room to grow. Call us today and lets tour you through!

Built in 2012

## Essential Information

MLS® #	A2236959
Price	\$675,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,817



Acres	5.88
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	#1, 713012 Range Road 91
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T0H 3S0

### **Amenities**

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, High Ceilings, Laminate Counters, Pantry, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	No Neighbours Behind
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	3
Zoning	CR-5

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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