



90022 Township Road 710 , Wembley, Alberta - \$949,900



Main Photo

Property Description

Incredible Hobby Farm / Homestead on 38 Treed Acres with CR5 Zoning & 32 x 44 Shop!

Welcome to this spectacular custom-built 2-storey home, perfectly set up for country living with endless potential! Situated on 38 private, beautifully treed acres with subdivision opportunity, this property is ideal for a growing family, home-based business, or hobby farming. Mature poplar and spruce provide year-round beauty, while a wraparound covered veranda overlooks the fully landscaped yard—your private retreat in nature.

This home features a bright open-concept main floor with hardwood flooring, spacious living and dining



areas, a cozy gas fireplace, and a large kitchen complete with island, corner pantry, and loads of counter space. A front office/bedroom, 2-piece bath, and main floor laundry with sink and access to the attached 30x30 heated garage round out the main level.

Upstairs has just undergone a stunning \$65,000 renovation. The spacious primary suite boasts a custom walk-through closet and a fully updated ensuite with freestanding tub, glass & tile shower, and dual sinks. Two more generous bedrooms and all-new \$16/sq ft carpeting complete the upper level. Additional upgrades include new trim throughout, a new hot water tank and central air (May 2023), and new shingles (June 2024).

The fully developed basement offers walk-up access to the garage, a large rec room, games area, full bathroom, and space to easily add a fifth bedroom.

Outside, the property is turnkey for hobby farming or equestrian use with cross fencing and 3 paddocks with shared auto waterer. A heated, fully finished 32x44 shop with 18' ceilings offer exceptional space for vehicles, equipment, or projects. Also included are two dugouts (110'x110'x30' deep and 50'x50'x12' deep), a greenhouse, firepit, and pond. Over \$25,000 in gravel has been added to the yard in the past 2 years.

Other highlights: ICF foundation, 2 furnaces, 19 GPM well, garage recently drywalled and painted (Summer 2024). Starlink is installed and included for added convenience.

Directions: From Hwy 43 west of Wembley, turn south on RR85 to Twp Rd 710 and west 1.25 miles.

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