# \$822,000 - 93062 Township Road 703, Wembley

MLS® #A2256178

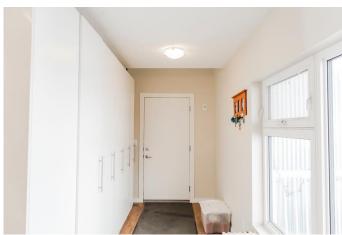
## \$822,000

5 Bedroom, 3.00 Bathroom, 1,761 sqft Residential on 9.19 Acres

NONE, Wembley, Alberta

This stunning 1,761 sq. ft. custom-built Fusion home sits on 9.2 acres of serene countryside. offering breathtaking mountain views, ultimate privacy, and gorgeous sunsets. Designed with both luxury and functionality in mind, it features 5 spacious bedrooms and 3 bathrooms, including a primary suite with a spa-like 5-piece ensuite and walk-in closet. The home's charm is enhanced by real wood beams, triple-pane windows, power blinds, and a cozy window seat with wood-burning fireplace. The chef's kitchen boasts Corian, stainless steel, and butcher block countertops, an induction cooktop, built-in oven, wine rack, large walk in pantry with ample storage, tons of natural light, all complemented by stylish and durable vinyl plank flooring. Additional highlights include an ICF foundation for superior energy efficiency, in-floor heating in the bathrooms and laundry room, a pre-wired sound system, and a heated garage with an extra-long bay. Outdoor enthusiasts will appreciate the 30-amp RV plug, natural gas bbq hook up, 28x12 shed on skids for extra storage, and a beautifully landscaped yard with an irrigation system and 1,000L tank. Well report available, tank and field septic. This exceptional property is the perfect blend of modern comfort and peaceful country livingâ€"schedule your private showing today!







### **Essential Information**

MLS® # A2256178 Price \$822,000

Bedrooms 5
Bathrooms 3.00

Full Baths 3

Square Footage 1,761
Acres 9.19
Year Built 2011

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

# **Community Information**

Address 93062 Township Road 703

Subdivision NONE

City Wembley

County Grande Prairie No. 1, County of

Province Alberta
Postal Code T0H 3S0

## **Amenities**

Utilities Electricity Connected, Natural Gas Connected

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan,

Pantry, Wired for Sound

Appliances Dishwasher, Induction Cooktop, Microwave, Oven-Built-In, Refrigerator,

Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air, Boiler, In Floor

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Garden

Lot Description Few Trees, Garden, Gentle Sloping, Landscaped, No Neighbours

Behind, Private, Pasture

Roof Metal, Tar/Gravel

Construction Vinyl Siding, Aluminum Siding, Cement Fiber Board

Foundation ICF Block

#### **Additional Information**

Date Listed September 11th, 2025

Days on Market 49

Zoning AG

# **Listing Details**

Listing Office Century 21 Grande Prairie Realty Inc.

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