

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

MLS® #A2256178

**\$822,000**

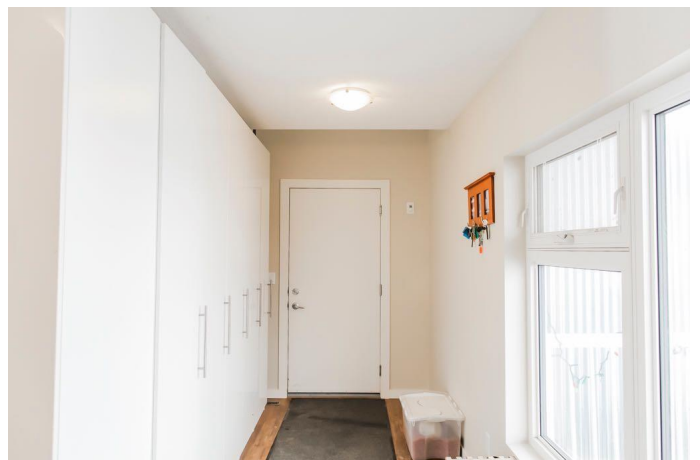
5 Bedroom, 3.00 Bathroom, 1,761 sqft

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 living—schedule your private showing today!

Built in 2011



## 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 | 54                   |
| Zoning         | AG                   |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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