

# \$825,000 - 93062 Township Road 703, Wembley

MLS® #A2194585

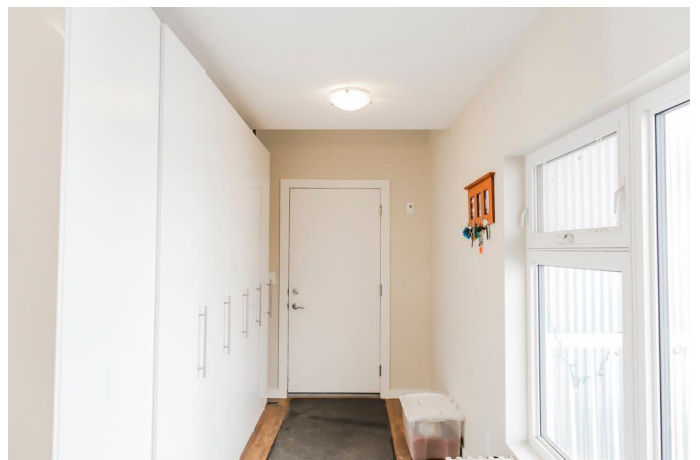
**\$825,000**

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® #	A2194585
Price	\$825,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,761
Acres	9.19
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
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, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop
Heating	Boiler, In Floor, Fireplace(s), Forced Air
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	Garden, Gentle Sloping, Landscaped, No Neighbours Behind, Private, Few Trees, Pasture
Roof	Metal, Tar/Gravel
Construction	Vinyl Siding, Aluminum Siding, Cement Fiber Board
Foundation	ICF Block

## Additional Information

Date Listed	March 6th, 2025
Days on Market	46
Zoning	AG

## Listing Details

Listing Office            Century 21 Grande Prairie Realty Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.