

91048/91054 Township Road 704  
Wembley, Alberta

MLS # A2165379



**\$469,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,559 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	7.80 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	26-70-9-W6
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	CR-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer dryer, Freezer, All window coverings, Microwave, Firepit, Adirondack chairs, firewood

Don't miss this unique opportunity to own a dual-residence property on 7.8 serene acres just southwest of Wembley! Offering flexibility, live in one home while renting out the other to help cover your mortgage. The main residence, a 2006 manufactured home, features 3 bedrooms, 2 bathrooms, and a versatile addition that currently serves as a studio but can be easily converted into an extra bedroom or second living room. Recent updates include 35-year shingles, a new washer, dryer, dishwasher, range, fridge, furnace, and a reverse osmosis water system. The home is heated by propane and rests on a concrete foundation that provides a workshop and extra storage. The secondary residence is an older home on natural gas, with significant upgrades including a newer furnace, roof, and eavestroughs. Both homes have their own septic systems and share a high-flow well. Additional features include a 24x32 workshop, two large garden plots, a fire pit area, and a freshwater dugout. The peaceful location offers abundant wildlife and privacy, with school bus service conveniently available at the driveway. Schedule your showing today!