



GRASSROOTS
REALTY GROUP

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**A/B, 46 Woodland Acres
Wembley, Alberta**

MLS # A2351978

\$515,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	1,253 sq.ft.	Age:	1987 (39 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	15.32 Acres		
Lot Feat:	No Neighbours Behind, Private, Secluded, Treed		

Heating:	Baseboard, Radiant	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	CR-4
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: N/A

Some properties are simply too special to put into words, and this is one of them. Welcome to 15 acres of peaceful, private acreage living, located approximately 20 minutes from the city of Grande Prairie. Tucked away amongst the trees, with no rear neighbours and backing onto beautiful forest and farmland, this is the kind of place where life slows down, the birds are singing, and you can hear the leaves falling. What makes this property truly exceptional? Not one, but TWO residences, including a second home currently being used as an income property with a separate driveway. As an added bonus, pilings and utilities are already in place for a potential third residence, offering incredible possibilities for the future. The property is also partially fenced, with room to accommodate horses. The main residence is unlike anything you've seen before. Thoughtfully and extensively renovated while preserving its original charm and character, this home offers a warmth and uniqueness that simply cannot be replicated. Featuring 2 bedrooms, 1.5 bathrooms, and a primary bedroom that dreams are made of, every corner of this home has something special to offer. With an exterior door already in place off the primary bedroom, imagine adding your own private deck where you can sip your morning coffee while overlooking the peaceful backyard. Energy efficiency hasn't been forgotten, with radiant heating ran by a new hot water on demand system, along with newly replaced shingles on both residences. A 12' x 20' single attached garage completes the main home. 15 acres. Two residences. Income potential. Privacy. Endless possibilities. Whether you're dreaming of country living, looking for a property with income potential, or simply searching for somewhere that feels like your own little escape from the world, this property offers an opportunity that

rarely comes along. A chance to experience the beauty of acreage living at an affordable price, without sacrificing proximity to the city. This isn't just a place to call home, it's a place that you never want to leave.