

8-1415 sec 582 Highway  
Didsbury, Alberta

MLS # A2249845



## \$1,699,000

Division:	NONE
Type:	Industrial
Bus. Type:	Storage
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Mountain View Storage
Size:	1,149 sq.ft.
Zoning:	I-BP

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	-
Exterior:	-	Parking:	-
Water:	Well	Lot Size:	7.75 Acres
Sewer:	Septic Field	Lot Feat:	-
Inclusions:	4 Storage Units (8'X16'), 4 "Truck Box" units, Compressor in Shop, Stove, Fridge, Dishwasher, Sump Pump		

Set on 7.75 acres with sweeping valley views, this unique property offers both privacy and opportunity. The 1,149 sq.ft. home has seen numerous renovations, creating a comfortable and welcoming living space. Beyond the home, the property features two substantial income streams: a fully fenced RV storage area with a powered security gate for renters, and a communications tower, making it an ideal live-and-work setup. A 25x30 heated shop with overhead and in-floor heat, plus a mezzanine level, provides the perfect space for projects, storage, or business use. Whether you're looking for a peaceful retreat, a revenue-generating investment, or a property that blends lifestyle with work, this acreage delivers it all.