

2, 590063 Range Road 113A
Rural Woodlands County, Alberta

MLS # A2078427



\$829,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,185 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Garage		
Lot Size:	7.81 Acres		
Lot Feat:	Front Yard, Open Lot, Private		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	4-59-11-W5
Exterior:	Brick, Concrete	Zoning:	CR
Foundation:	Poured Concrete, Slab	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Jetted Tub, Laminate Counters, Open Floorplan		

Inclusions: All Outbuildings

Home and Business in one! This one of a kind property is situated on 7.81 acres, close to town and is set up for a great storage business! With over 100 storage units varying in size, able to accommodate RV's, boats, cars and recreational vehicles, plus 7 storage units in 3 containers. The home itself is a lovely, well maintained Bungalow featuring an open floorplan and 2185 sqft of living space. This home offers 4 bedrooms, 3 bathrooms, main floor laundry and a large 25x28 heated garage. Boasting a large dining room, 2 large living spaces, and a lovely covered deck overlooking the yard, this property has room for everyone to enjoy. The infloor heating is a great touch too! This home also features just under \$25,000 in boiler and plumbing upgrades. A must see property!