# \$829,000 - 2, 590063 Range Road 113a, Rural Woodlands County

MLS® #A2078427

#### \$829,000

4 Bedroom, 3.00 Bathroom, 2,185 sqft Residential on 7.81 Acres

NONE, Rural Woodlands County, Alberta

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!



#### **Essential Information**

MLS® # A2078427 Price \$829,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,185

Acres 7.81







Year Built 1986

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 2, 590063 Range Road 113a

Subdivision NONE

City Rural Woodlands County

County Woodlands County

Province Alberta
Postal Code T7S 1N9

### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Parking Spaces 99

Parking Double Garage Attached, Driveway, Enclosed, Garage Door Opener,

Garage Faces Front, Heated Garage, Parkade, RV Access/Parking, RV

Garage, Secured

# of Garages 2

#### Interior

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, In Floor, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Partial

#### **Exterior**

Exterior Features Private Entrance, Private Yard, Storage

Lot Description Front Yard, Open Lot, Private

Roof Asphalt Shingle Construction Brick, Concrete

Foundation Poured Concrete, Slab

### **Additional Information**

Date Listed September 5th, 2023

Days on Market 771 Zoning CR

# **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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