

# \$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!

Built in 1986

## 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**

|                   |  |
|-------------------|--|
| Interior Features | Jetted Tub, Laminate Counters, Open Floorplan    |
| 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 577

Zoning CR

## **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.