



8-1415 sec 582 Highway  
Didsbury, Alberta

MLS # A2249845



**\$1,699,000**

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

|                    |   |                       |            |
|--------------------|---|-----------------------|------------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Addl. Cost:</b>    | -          |
| <b>Floors:</b>     | -   | <b>Based on Year:</b> | -          |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Utilities:</b>     | -          |
| <b>Exterior:</b>   | -   | <b>Parking:</b>       | -          |
| <b>Water:</b>      | Well  | <b>Lot Size:</b>      | 7.75 Acres |
| <b>Sewer:</b>      | Septic Field  | <b>Lot Feat:</b>      | -          |
| <b>Inclusions:</b> | 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.