



**GRASSROOTS**  
REALTY GROUP

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**#2 712016 Range Road 72A**  
**Dimsdale, Alberta**

**MLS # A2262107**



**\$625,000**

<b>Division:</b>	Dimsdale Industrial Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	816 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Attached, Double Garage Detached, Heat		
<b>Lot Size:</b>	3.00 Acres		
<b>Lot Feat:</b>	Lawn, Open Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer

Well-developed 3-acre acreage located in Dimsdale. A 2-bedroom, 2-bath home with a nice open plan and a 26 x 32 attached heated garage. There is a 40 x 70 shop with heat, a concrete floor with a floor drain, power, overhead door and a 2-piece bathroom. There is also a 27 x 27 detached garage with power, lights, and a concrete floor, as well as a couple of additional storage sheds. The yard area around the shop is very well gravelled and compacted over the years, making it ideal for a contractor or trucker. The County of Grande Prairie's zoning in Dimsdale allows for both residential and industrial use, offering a great opportunity for a home-based business. Have a look at this one-owner, well-maintained property. Possession can be quick.