



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

MLS # A2262107



\$625,000

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

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