



2, 590063 Range Road 113A  
Rural Woodlands County, Alberta

MLS # A2078427



**\$849,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | NONE   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow                                       |               |                   |
| <b>Size:</b>     | 2,185 sq.ft.   | <b>Age:</b>   | 1986 (38 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Garage |               |                   |
| <b>Lot Size:</b> | 7.81 Acres   |               |                   |
| <b>Lot Feat:</b> | Front Yard, Open Lot, Private  |               |                   |

|                    |   |                   |   |
|--------------------|---|-------------------|---|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas             | <b>Water:</b>     | Well  |
| <b>Floors:</b>     | Carpet, Linoleum                              | <b>Sewer:</b>     | Septic System                                       |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Partial                             | <b>LLD:</b>       | 4-59-11-W5  |
| <b>Exterior:</b>   | Brick, Concrete                               | <b>Zoning:</b>    | CR  |
| <b>Foundation:</b> | Poured Concrete, Slab                         | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Sewer |
| <b>Features:</b>   | Jetted Tub, Laminate Counters, Open Floorplan |                   |   |

**Inclusions:** All Outbuildings

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!