

# \$829,000 - 2, 590063 Range Road 113a, Rural Woodlands County

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MLS® #A2078427

**\$829,000**

4 Bedroom, 3.00 Bathroom, 2,185 sqft  
Single Family on 7.81 Acres

N/A, 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! (id:6289)

Built in 1986

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | A2078427  |
| Price          | \$829,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Half Baths     | 1         |
| Square Footage | 2,185     |
| Acres          | 7.81      |
| Year Built     | 1986      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Freehold      |
| Style    | Bungalow      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2, 590063 Range Road 113a |
| Subdivision | N/A                       |
| City        | Rural Woodlands County    |
| Province    | Alberta                   |
| Postal Code | T7S1N9                    |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Golf Course, Park, Recreation Nearby, Schools, Shopping |
| Utilities      | Electricity, Natural Gas, Sewer, Water                  |
| Parking Spaces | 99                                                      |
| Parking        | Attached Garage, Garage, Heated Garage, RV              |
| # of Garages   | 3                                                       |

### Interior

|              |                                                 |
|--------------|-------------------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Stove, Washer & Dryer |
| Heating      | Natural gas Forced air, In Floor Heating        |
| Cooling      | None                                            |
| # of Stories | 1                                               |
| Has Basement | Yes                                             |

### Exterior

|              |                       |
|--------------|-----------------------|
| Exterior     | Brick, Concrete       |
| Construction | Poured concrete       |
| Foundation   | Poured Concrete, Slab |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|



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