

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

MLS® #A2078427

**\$829,000**

4 Bedroom, 3.00 Bathroom, 2,185 sqft  
Residential on 7.81 Acres

NONE, 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!

Built in 1986

## Essential Information

MLS® #	A2078427
Price	\$829,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,185
Acres	7.81



Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	2, 590063 Range Road 113a
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S 1N9

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	99
Parking	Double Garage Attached, Driveway, Enclosed, Garage Door Opener, Garage Faces Front, Heated Garage, Parkade, RV Access/Parking, RV Garage, Secured
# of Garages	2

### **Interior**

Interior Features	Jetted Tub, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, In Floor, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Front Yard, Open Lot, Private
Roof	Asphalt Shingle
Construction	Brick, Concrete
Foundation	Poured Concrete, Slab

### **Additional Information**

Date Listed	September 5th, 2023
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Days on Market 583

Zoning CR

## **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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