

# \$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
-------------	---------------------

Days on Market 588

Zoning CR

## **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.