



**272128 Range Road 291 NE
Airdrie, Alberta**

MLS # A2308512



\$3,290,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,566 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	31.80 Acres		
Lot Feat:	Many Trees, Other, Private, Rectangular Lot, Secluded, See Remarks, Subdiv		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, See Remarks	Zoning:	AG - General Agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: See Remarks

INSIDE CITY OF AIRDRIE, 31.8 ACRES IN EAST POINTS CASP, WITH 2 RESIDENCES, SHOP (3 Bays) and DP! Located in City of Airdrie, 31.8 Acres inside East Points CASP, with two homes and 3 shops with development permit, located on paved Range Road 291. Income potential from the residences and the shop buildings. Future development potential within the East Points Community Area Structure Plan. Property includes Main Residence that is 2,565 sqft A-Frame with attached double garage, 1,719 sqft Bungalow slab on grade with attached double garage, 4,683 Shop with 2,016 sq ft bay with 3.5 ton overhead hoist crane, 1,536 sq ft bay with engine crane, and 1,131 sq ft bay. AG - General Agriculture District land use. This property provides Live/Work/Play Opportunity and Future Development potential.