



GRASSROOTS
REALTY GROUP

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103, 484 McCoy
Rural Red Deer County, Alberta

MLS # A2327950



\$549,900

Division: McKenzie
Type: Warehouse
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: Wheelhouse Garage
Bus. Name: -
Size: 1,645 sq.ft.
Zoning: IND

Heating: In Floor, Natural Gas, Radiant

Floors: -

Roof: Membrane

Exterior: Concrete, Metal Siding , Wood Frame

Water: -

Sewer: -

Inclusions: Fridge

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: Paved

This is one of those properties that's hard to categorize neatly, and that's exactly its appeal. It's a warehouse garage condo built for people who need more than a place to park — whether that's storing vehicles and toys, working on projects, or creating a dedicated space to unwind away from the house. The main floor gives you the workspace: epoxy flooring that stands up to real use, underslab heating roughed in, and radiant overhead heat to keep things comfortable through a Central Alberta winter. There's a 2-piece bathroom and a storage area, so whether you're mid-project on a car or just organizing gear, the practical details are covered. Upstairs, the approximately 418 square foot mezzanine changes the character of the space entirely. With vinyl flooring, ceiling speakers wired for sound, and room for a TV, ping pong table, or card table, it's built to function as a rec space — the kind of setup where a golf simulator or poker night makes just as much sense as a workbench downstairs. The condo complex itself is gated with secure access and offers a large parking area, adding a layer of peace of mind for anyone storing vehicles or valuable equipment on site. Whether you're looking for secure storage, a place to work with your hands, or a man cave that's fully separate from your home, this space is designed to flex with how you actually want to use it.