



GRASSROOTS
REALTY GROUP

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41, 130018 TWN RD 594
Whitecourt, Alberta

MLS # A2328432



\$725,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,534 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached		
Lot Size:	6.50 Acres		
Lot Feat:	Back Yard, Corner Lot, Garden, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRB
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Open Floorplan, Pantry, Walk-In Closet(s)		
Inclusions:	N/A		

Where business and lifestyle finally work together. Situated on 6.5 acres in the Residential Business Subdivision in Woodlands County, just minutes from the airport, this property gives you the freedom to operate your business from home without sacrificing space or privacy. The showstopper is the incredible 60'x85' heated shop with three drive through bays, six 18' electric overhead doors, with a low maintenance metal roof. Whether you're in trucking, heavy equipment, mechanics, fabrication or simply need exceptional storage, this shop is built to perform. The home features an open concept layout centered around a spacious kitchen that naturally becomes the heart of the home. With 4 bedrooms, one can easily serve as a dedicated office or den, making working from home effortless. Outside, you'll find a detached double garage, a large back deck with a hot tub, fenced area for horses and a large garden area. Located with quick access to highway 32 and Crown Land. Properties that offer this combination of a quality home, a commercial caliber shop and zoning designed for home based businesses don't come along often.