



GRASSROOTS
REALTY GROUP

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7276 Township Road 782
Rural Saddle Hills County, Alberta

MLS # A2333170



\$880,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,528 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	63.10 Acres		
Lot Feat:	Cleared, Few Trees, Level, Pasture		

Heating:	In Floor, Forced Air	Water:	Cistern, Public, See Remarks
Floors:	Carpet, Vinyl Plank	Sewer:	Pump, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-78-7-W6
Exterior:	Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, See Remarks
Features:	French Door, High Ceilings, Jetted Tub, Open Floorplan, See Remarks, Soaking Tub		

Inclusions: refrigerator, dishwasher, electric stove, washer, dryer, window coverings, compressor oil retrieval system, overhead blower recovery, LED lights; overhead shop heater in little shop

Discover the ultimate live-work setup situated on 63 acres close to high-traffic corridor just minutes from Spirit River. Perfectly tailored for a business owner, welder, trucker, logger, or mechanic, this versatile property seamlessly blends high-capacity commercial functionality with modern residential comfort. A mature grove of trees and a separate dedicated driveway establish distinct privacy between the commercial workspace and the residence. The industrial workspace is fully equipped for immediate operation: • Main Industrial Shop (3,864 sq. ft. / 92' x 42'): Built for drive-through convenience with 24' x 14' insulated overhead doors at either end. It features heated floors, overhead radiant natural gas heaters with circulating fans, LED lighting, an oil retrieval system, air compressor, septic pump-out, bathroom, utility room, first aid room, durable metal exterior walls and roofing, and two 200-amp power services. • Secondary Shop & Office (2,460 sq. ft. Total): Combines a 960 sq. ft. shop with a 16' x 14' door and a 1,500 sq. ft. two-storey office building complete with two bathrooms, multiple private offices, and meeting spaces. • Machine Shop / Pole Shed (120' x 60'): Offers extensive storage capacity with an enclosed rear section for secure equipment housing. • Just north of the main buildings, there is another gravel driveway to where a former camp was located, with 400 amp power service, and underground septic & cistern tanks adding to the consideration of subdividing as an option. • The residence is to be on municipal water, has air conditioning, an over 1,000 sq.ft. attached, heated, finished garage and 2 outside decks including the oversized back deck with ramp. The 1,528 sq ft home underwent renovations & updates 7 years ago and boasts 5 bedrooms & 3 bathrooms and convenient main floor laundry in mudroom just off of the

garage. Ample counter space in the U-shaped kitchen featuring white cabinets, stainless steel appliances, & rangehood microwave. French doors lead to the back deck off of the dining area. Primary bedroom has huge walk-in closet & ensuite with separate shower & corner, jetted tub. Very large family room is downstairs plus 3 piece bathroom, 2 bedrooms, storage & big flex room/office and to keep everyone comfortable, the basement has infloor heat. Outside, there is a massive, approx. 24' diameter concrete circle pad with firepit to enjoy visiting around and roasting marshmallows. So much opportunity to be found here! Contact a REALTOR® today for more information or to view.