

# \$750,000 - 2, 712016 72a Range, Dimsdale

MLS® #A2162034

**\$750,000**

2 Bedroom, 2.00 Bathroom, 819 sqft

Residential on 3.00 Acres

Dimsdale Industrial Park, Dimsdale, Alberta

Know your zoning and the value each brings. This is Country Industrial! It provides an opportunity for small businesses that 'cannot be defined as Home Occupations' not ready or large enough to operate in a standard Industrial District, to operate in a Country Residential setting among other similar businesses. CR-5 provides a residential district in which major 'home based businesses' will co-exist with residential uses. In other words, many have had to buy an acreage, perhaps with a shop, however depending on the business usage have to rent and commute to another shop! Let's see if your business suits Country Industrial while allowing you to reside there as well.

Dimsdale CM-Country Industrial zoning! 3 fenced-acres ready for business. 40'X70' heated shop with concrete floor, ideal 2 1/2" drain slope into central pit. 2-piece shop bathroom as well. Adjacent 27'X27' detached garage also concrete floor with power. Bungalow across the yard has a great yard. This truly is an ideal work and reside location. One bed up, main bath and laundry room. Kitchen and dining space open to living room. Open basement has bedroom and full bath plus open family room space. Attached heated 26'X32' double garage. House ready for shingles. Check the virtual tour to wander the big shop and the garages plus the home.

Built in 1998



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2162034                         |
| Price          | \$750,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 819                              |
| Acres          | 3.00                             |
| Year Built     | 1998                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 2, 712016 72a Range             |
| Subdivision | Dimsdale Industrial Park        |
| City        | Dimsdale                        |
| County      | Grande Prairie No. 1, County of |
| Province    | Alberta                         |
| Postal Code | T8V 3A7                         |

## Amenities

|              |                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------|
| Parking      | Additional Parking, Double Garage Attached, Garage Faces Front, Heated Garage, Other, See Remarks |
| # of Garages | 2                                                                                                 |

## Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | None                                               |
| Lot Description   | See Remarks, Few Trees, Front Yard, Lawn, Open Lot |
| Roof              | Asphalt Shingle                                    |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2024 |
| Days on Market | 260                 |
| Zoning         | CM                  |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.