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133 SOUTH RAILWAY AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Irvine, Alberta



Listing ID:
32546


MLS ID:
A2264529

\$515,000



 **BROOKLYN KALISTA**
 (403) 977-8886

 **ROYAL LEPAGE COMMUNITY REALTY**
 403-528-4222

 133 South Railway Avenue , Irvine , Alberta T0J1V0

Transaction Type

For Sale

Days On Market

64

Zoning

HC, Hamlet Commercial

Subdivision

NONE

Building Type

Free-Standing

Year Built

1983

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

3495HP

Building Area (Sq. Ft.)

2487.00

Building Area (Sq. M.)

231.05

Lot Size (Sq. Ft.)

16907

Lot Size (Acres)

0.39

Cooling

Central Air

Inclusions

fridge, stove, dishwasher, microwave, washer & dryer - stackable, daikon (ac and heat unit), window coverings, all mastercraft upper cabinets in the shop, shop wash sinks, garage door controls - 3, remote -1, ecobee units -3, TV wall mounts -6, murphy bed in the shop, portable ac unit in the shop, lorax security - 8 cameras, door bell cam, AC unit (for shop only), gazebo

Restrictions

None Known

Reports

None

This one-of-a-kind property offers the perfect blend of functionality and comfort with a fully finished mixed-use shop and modern living quarters, ideal for business owners, hobbyists, or those seeking a versatile live-work space. The residential suite features 2 bedrooms, a comfortable living room, a full kitchen, a 4-piece bathroom, and in-suite laundry. Thoughtfully designed and beautifully finished, this space offers all the comforts of home within a highly functional property. The shop area includes three full bays, with one bay converted to include an additional sleeping space with a Murphy bed and a washroom. Heating is provided by boiler baseboard heaters and an overhead radiant heater, with a 240V plug inside the shop and an outside RV plug for added convenience. The fully fenced yard is secured by custom wrought iron gates with 20' openings and includes a 20x30 canvas storage shed. A full concrete driveway, rocked entry points and yard, with a stamped concrete patio complete the exterior. Extensive upgrades and additions completed in 2022 and 2023 include: New windows, hot water tank, and living addition, Wi-Fi Ecobee thermostats and MyQ garage door openers, Polyurethane epoxy floors and LED lighting throughout, Updated electrical and plumbing, Murphy bed installation in shop bay, Lorex 8-camera security system with 50" monitor and Aosu video doorbell, with finger printed locks, AC/heat split unit, Gemstone exterior lighting, and metal roof with insulation. Additional features include Park Enterprises inspection sign-off for the development permit and flexible heating options: split unit and boiler baseboard in the living area, boiler baseboard and overhead radiant heat in the shop. This unique property offers unmatched versatility with a combination of premium shop space and comfortable living quarters, all on a secure and well-equipped lot.

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