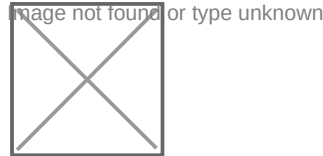


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 109 ARGYLE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Granum, Alberta

**Listing ID:**  
32862

**MLS ID:**  
A2270602

**\$459,000**



 **TOM BARNES**  
 (403) 393-0911

 eXp Realty of Canada  
 403-262-7653

 109 Argyle , Granum , Alberta T0L1A0

**Transaction Type**

For Sale

**Zoning**

Commercial

**Subdivision**

NONE

**Year Built**

1962

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

7369BM

**Building Area (Sq. Ft.)**

1010.00

**Building Area (Sq. M.)**

93.83

**Foundation**

Poured Concrete

**Heating**

Natural Gas

**Inclusions**

fridge, stove, washer, dryer

**Restrictions**

None Known

**Reports**

RPR, Title

This charming bungalow features a suited walkout basement and plenty of natural light thanks to its large windows. The main floor offers 3 bedrooms and 1 bathroom, with beautiful hardwood flooring running throughout most of the space. The kitchen includes a convenient sit-up island, perfect for casual dining or entertaining. The walkout basement adds extra versatility with 1 bedroom and 1 bathroom, and a gas fireplace ideal for guests, extended family, or rental potential. On the east side of the home, you'll find a lovely 24' × 16' deck—a perfect place to host friends or unwind in the evenings. The property also includes an impressive 53' × 23' shop equipped with 3-phase power, a natural gas overhead heater, and a quality concrete floor, offering excellent workspace for hobbies or business use. The yard features a large garden area with a few mature trees, while the rest of the acreage is an open canvas ready for your ideas. Pick your Realtor and don't miss out on this fantastic opportunity!

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