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## 133 SOUTH RAILWAY AVENUE FOR SALE

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Commercial Real Estate > Commercial Property for Sale



**Location**  
Irvine, Alberta



**Listing ID:**  
34645


**MLS ID:**  
A2297357

**\$515,000**



 **BROOKLYN KALISTA**  
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 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.)**

897.00

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

83.33

**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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