

8-1415 sec 582 Highway  
Didsbury, Alberta

MLS # A2249845



**\$1,699,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Storage
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Mountain View Storage
<b>Size:</b>	1,149 sq.ft.
<b>Zoning:</b>	I-BP

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** -

**Water:** Well

**Sewer:** Septic Field

**Inclusions:** 4 Storage Units (8'X16'), 4 "Truck Box" units, Compressor in Shop, Stove, Fridge, Dishwasher, Sump Pump

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 7.75 Acres

**Lot Feat:** -

Set on 7.75 acres with sweeping valley views, this unique property offers both privacy and opportunity. The 1,149 sq.ft. home has seen numerous renovations, creating a comfortable and welcoming living space. Beyond the home, the property features two substantial income streams: a fully fenced RV storage area with a powered security gate for renters, and a communications tower, making it an ideal live-and-work setup. A 25x30 heated shop with overhead and in-floor heat, plus a mezzanine level, provides the perfect space for projects, storage, or business use. Whether you're looking for a peaceful retreat, a revenue-generating investment, or a property that blends lifestyle with work, this acreage delivers it all.