

1628 25 Avenue
Didsbury, Alberta

MLS # A2270838



\$1,195,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,436 sq.ft.
Zoning:	I-1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.58 Acre
Sewer:	-	Lot Feat:	-

Inclusions: Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Freezer, Garage openers and remotes (shop), Gas Cooktop, Microwave, Washer, Window Coverings, 15' Christmas Tree, TV Wall Mounts, Dishwasher (bar area), Fridge/Freezer (shop)

Exceptional opportunity in one of Didsbury's rare residential-industrial cul-de-sacs: a fully equipped, commercial-grade heated shop attached to an executive residence. Ideal for business owners, contractors, trades, logistics, storage, automotive/custom work, or anyone seeking to run operations and live on-site. The premium shop offers in-floor heat, newer oversized overhead doors, newer professional floor coating, LED lighting, 300-amp power, RV hookups, washroom, utility room, multiple storage rooms, and a mezzanine office, providing outstanding functionality for heavy equipment, fleet vehicles, fabrication, or specialty trades. A large gravel parking pad and turnaround area allow for easy maneuvering of trucks, trailers, and machinery. The property is secured with dual iron gates and features extensive low-maintenance landscaping, ample outdoor lighting, and a stamped concrete drive, ideal for a clean and professional business presence. The executive residence adds flexibility for owner-operators or staff accommodations, offering a grand great room, gourmet kitchen, private primary suite with upper deck, a second bedroom, office, family room with wet bar, and in-floor heating on both levels. Live where you work, house staff, or maximize income potential. Suitable (subject to approvals) for B&B, storage, microbrewery, custom shop, oilfield services, or private events. Quick access to QEII supports transportation, commuting, and logistics needs. A unique commercial-residential package with outstanding shop capability, truly one of a kind.