

**8-1415 sec 582 Highway
Didsbury, Alberta**

MLS # A2249845



\$1,699,000

Division: NONE

Type: Industrial

Bus. Type: Storage

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: Mountain View Storage

Size: 1,149 sq.ft.

Zoning: 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.