

# \$750,000 - 2, 712016 72a Range, Dimsdale

MLS® #A2162034

## \$750,000

2 Bedroom, 2.00 Bathroom, 819 sqft

Residential on 3.00 Acres

Dimsdale Industrial Park, Dimsdale, Alberta

Know your zoning and the value each brings. This is Country Industrial! It provides an opportunity for small businesses that 'cannot be defined as Home Occupations' not ready or large enough to operate in a standard Industrial District, to operate in a Country Residential setting among other similar businesses. CR-5 provides a residential district in which major 'home based businesses' will co-exist with residential uses. In other words, many have had to buy an acreage, perhaps with a shop, however depending on the business usage have to rent and commute to another shop! Let's see if your business suits Country Industrial while allowing you to reside there as well.

Dimsdale CM-Country Industrial zoning! 3 fenced-acres ready for business. 40'X70' heated shop with concrete floor, ideal 2 1/2" drain slope into central pit. 2-piece shop bathroom as well. Adjacent 27'X27' detached garage also concrete floor with power. Bungalow across the yard has a great yard. This truly is an ideal work and reside location. One bed up, main bath and laundry room. Kitchen and dining space open to living room. Open basement has bedroom and full bath plus open family room space. Attached heated 26'X32' double garage. House ready for shingles. Check the virtual tour to wander the big shop and the garages plus the home.

Built in 1998



## Essential Information

MLS® #	A2162034
Price	\$750,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	819
Acres	3.00
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	2, 712016 72a Range
Subdivision	Dimsdale Industrial Park
City	Dimsdale
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8V 3A7

## Amenities

Parking	Additional Parking, Double Garage Attached, Garage Faces Front, Heated Garage, Other, See Remarks
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	See Remarks, Few Trees, Front Yard, Lawn, Open Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 1st, 2024
Days on Market	255
Zoning	CM

**Listing Details**

Listing Office	RE/MAX Grande Prairie
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