

\$299,900 - 10 Railway Avenue, Blue Ridge

MLS® #A2061749

\$299,900

3 Bedroom, 1.00 Bathroom, 1,160 sqft

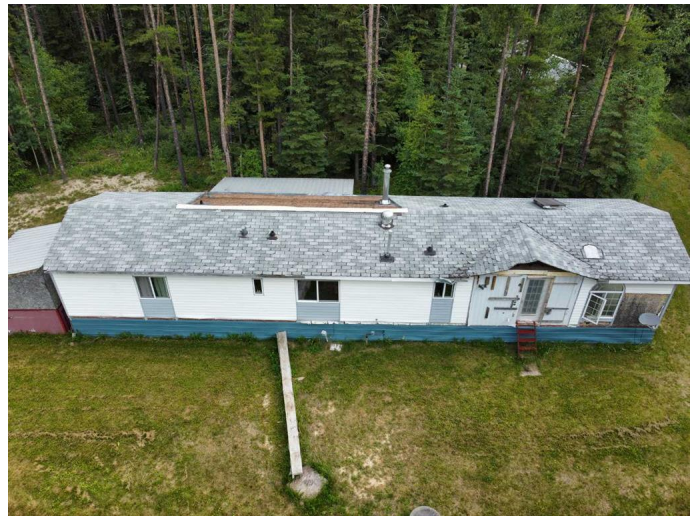
Residential on 19.00 Acres

NONE, Blue Ridge, Alberta

Welcome to this remarkable property nestled on 19 acres of predominantly treed land, offering a tranquil and serene environment. This home features a variety of amenities that ensure comfort and functionality.

The property includes a spacious shop, measuring 28 feet by 56 feet, with the main door being 14 feet by 15 feet high, allowing for easy access. The shop boasts a generous 16-foot ceiling height, providing ample space for various projects and storage. Its sturdy construction features 8-inch walls, ensuring durability and insulation. The shop's flooring is made of heavy tapered cement, designed to withstand heavy use and provide a stable foundation. It is also equipped with a 220 Amp wiring system, allowing for a wide range of electrical applications. For added comfort during colder months, a radiant heater is installed to keep the space warm and cozy. The shop is well-illuminated with T5 fluorescent lights, ensuring excellent visibility for any work or hobby.

The property also includes a mobile home, measuring 72 feet by 16 feet, along with a convenient 20-foot by 9-foot addition. The mobile home features three bedrooms, providing ample sleeping space for a family or guests. Additionally, there is one bathroom, accommodating the needs of the household. A large mudroom addition adds practicality and serves as a convenient entryway to keep the



main living area clean and organized.

Please note that the mobile is being sold as is, offering a great opportunity for buyers to add their personal touch and renovations according to their preferences.

Overall, this property offers the perfect blend of a peaceful natural setting with a functional shop and a comfortable mobile home, presenting an ideal opportunity for those seeking a versatile living and working space.

Built in 1986

Essential Information

MLS® #	A2061749
Price	\$299,900
Sold Price	\$265,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,160
Acres	19.00
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Sold

Community Information

Address	10 Railway Avenue
Subdivision	NONE
City	Blue Ridge
County	Woodlands County
Province	Alberta
Postal Code	T0E0B0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
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Parking	Off Street
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Interior

Interior Features	Laminate Counters, Skylight(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	None
Lot Description	Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Block

Additional Information

Date Listed	June 28th, 2023
Date Sold	December 6th, 2023
Days on Market	161
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	EXIT REALTY RESULTS
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