

\$787,500 - 122 Morrison Road, Longview

MLS® #A2137284

\$787,500

2 Bedroom, 2.00 Bathroom, 2,520 sqft

Residential on 0.26 Acres

NONE, Longview, Alberta

Have you always dreamed of living and working in the heart of ranching country! This one-of-kind property with 1260 SQ FT 2 Bedroom Apartment ON SECOND LEVEL has a beautiful open concept with a covered balcony to enjoy the view of the mountains any time of the year! The main level offers 1260 sq ft RETAIL or make it into more living space with a FULL BASEMENT located in the Village of Longview on the main thoroughfare. This small but vigorous community has an opportunity you can't pass up, Live, Work, & Play all under one roof! This well-maintained unique property is in the heart of the downtown area offering 1260 sq. ft. beautiful BRIGHT, 2-bedroom apartment, big kitchen, living room, laundry with new washer / dryer. 2354 sq. ft. of combined (main floor & basement) retail space with electric fireplace and lots of area to host your business or family gatherings. A Bright developed basement with high ceilings, fluorescent fixtures, 2-piece bath, and in-floor heating on all 3 levels, 3 metal doors, Telus Smart Security System, pre-engineered metal cladding roof, stucco over ICF exterior walls ,ICF FOUNDATION, 200 amp main, single phase. The exterior design with front Portico stands out and grabs your attention with LOG details, to wrap around boardwalk, rustic fence, together makes great curb appeal. Located on the Historic Cowboy Trail. 32 km West of High River, 18 km South of Diamond Valley, 64 km South of Calgary, and has the most direct



gateway to the Kananaskis Provincial Park!
PLUS has the BEST Steak House in Alberta!
Come see what Longview can do for you.

Built in 2014

Essential Information

MLS® #	A2137284
Price	\$787,500
Sold Price	\$676,190
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	2,520
Acres	0.26
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	122 Morrison Road
Subdivision	NONE
City	Longview
County	Foothills County
Province	Alberta
Postal Code	T0L1H0

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	High Ceilings, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	In Floor
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Few Trees, Lawn, Low Maintenance Landscape
Roof	Metal
Construction	ICFs (Insulated Concrete Forms), Log, Stucco
Foundation	ICF Block

Additional Information

Date Listed	June 3rd, 2024
Date Sold	October 11th, 2024
Days on Market	130
Zoning	CB
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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