

# \$699,900 - 212 Nordegg Industrial Close, Nordegg

MLS® #A2195773

**\$699,900**

2 Bedroom, 2.00 Bathroom, 2,536 sqft

Residential on 4.27 Acres

NONE, Nordegg, Alberta

Welcome to the Nordegg Industrial Subdivision! 4.27 acres this property is ideally setup to live and operate a business from. There is space for your family to live full-time in addition there is a 5-bedroom, 2 bathroom + Kitchen staff bunkie and 2 standalone seasonal cabins (Cabin 1 is a 1 bedroom, 1 bathroom, Cabin 2 – 2-bedroom, 1 bathroom). The parcel is perimeter fenced with plenty of room for yard storage and equipment to maneuver around. The primary residence is designed in a modern farmhouse style, it is clean, simple and welcoming with classic rustic farmhouse elements. This home allows for an open concept living, dining and kitchen experience, the house is positioned to capture the breathtaking panoramic mountain views, some of the best views in the area! On the main floor you will find an expansive kitchen, dining room, living room, a 3-piece bathroom, access to the garage and a bonus area that is rough-ed in for a 2nd kitchen or alternatively another bathroom this room is accessible from the outside. (the intent was to develop a small commercial kitchen in this area). The upper level has 2 defined bedrooms a beautiful 5-piece bathroom, spacious laundry room and walk-in closet, a sitting area and a flex room that could easily be a 3rd bedroom. The property is serviced with 2 septic systems the main house has a tank and field system and the bunkie has a holding tank. The water system for the main house is a rain collection system (not potable



but could modified) this system is connect to the 2 cabins. The bunkie has a potable water tank cistern. This is the prime opportunity to invest in Nordegg's future and be a part of an up-and-coming mountain community that has so many untapped resources.

Built in 2022

### Essential Information

MLS® #	A2195773
Price	\$699,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,536
Acres	4.27
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	212 Nordegg Industrial Close
Subdivision	NONE
City	Nordegg
County	Clearwater County
Province	Alberta
Postal Code	T0M 2H0

### Amenities

Utilities	Electricity Connected, Propane, Sewer Connected
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Recessed Lighting, See Remarks, Vinyl Windows
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Appliances	See Remarks
Heating	In Floor, Baseboard, Electric, Propane
Cooling	None
Basement	None

## Exterior

Exterior Features	Rain Barrel/Cistern(s)
Lot Description	Native Plants, Corners Marked, Cul-De-Sac
Roof	Metal
Construction	See Remarks, Aluminum Siding
Foundation	Poured Concrete, Slab

## Additional Information

Date Listed	February 18th, 2025
Days on Market	74
Zoning	NI

## Listing Details

Listing Office	RE/MAX real estate central alberta
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