

\$1,195,000 - 1628 25 Avenue, Didsbury

MLS® #A2270838

\$1,195,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.58 Acres

NONE, Didsbury, Alberta

Exceptional opportunity in one of Didsbury's rare residential-industrial cul-de-sacs: a fully equipped, commercial-grade heated shop attached to an executive residence. Ideal for business owners, contractors, trades, logistics, storage, automotive/custom work, or anyone seeking to run operations and live on-site. The premium shop offers in-floor heat, newer oversized overhead doors, newer professional floor coating, LED lighting, 300-amp power, RV hookups, washroom, utility room, multiple storage rooms, and a mezzanine office, providing outstanding functionality for heavy equipment, fleet vehicles, fabrication, or specialty trades. A large gravel parking pad and turnaround area allow for easy maneuvering of trucks, trailers, and machinery. The property is secured with dual iron gates and features extensive low-maintenance landscaping, ample outdoor lighting, and a stamped concrete drive, ideal for a clean and professional business presence. The executive residence adds flexibility for owner-operators or staff accommodations, offering a grand great room, gourmet kitchen, private primary suite with upper deck, a second bedroom, office, family room with wet bar, and in-floor heating on both levels. Live where you work, house staff, or maximize income potential. Suitable (subject to approvals) for B&B, storage, microbrewery, custom shop, oilfield services, or private events. Quick access to QEII supports transportation, commuting, and



logistics needs. A unique commercial-residential package with outstanding shop capability, truly one of a kind.

Built in 2006

Essential Information

MLS® #	A2270838
Price	\$1,195,000
Bathrooms	0.00
Acres	0.58
Year Built	2006
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	1628 25 Avenue
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

Additional Information

Date Listed	November 12th, 2025
Zoning	I-1

Listing Details

Listing Office	RE/MAX iRealty Innovations
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