

# \$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 Nordeggâ€™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          | Acreage with Residence, 2 Storey |
| 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, Vinyl Windows, See Remarks, Recessed Lighting |
|-------------------|--|



|            |  |
|------------|--|
| Appliances | See Remarks                            |
| Heating    | Baseboard, Electric, In Floor, Propane |
| Cooling    | None                                   |
| Basement   | None                                   |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 18th, 2025 |
| Days on Market | 165                 |
| Zoning         | NI                  |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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