

\$525,000 - 133 South Railway Avenue, Irvine

MLS® #A2264529

\$525,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.39 Acres

NONE, Irvine, Alberta

This one-of-a-kind property offers the perfect blend of functionality and comfort with a fully finished mixed-use shop and modern living quarters, ideal for business owners, hobbyists, or those seeking a versatile live-work space. The residential suite features 2 bedrooms, a comfortable living room, a full kitchen, a 4-piece bathroom, and in-suite laundry. Thoughtfully designed and beautifully finished, this space offers all the comforts of home within a highly functional property. The shop area includes three full bays, with one bay converted to include an additional sleeping space with a Murphy bed and a washroom. Heating is provided by boiler baseboard heaters and an overhead radiant heater, with a 240V plug inside the shop and an outside RV plug for added convenience. The fully fenced yard is secured by custom wrought iron gates with 20" openings and includes a 20x30 canvas storage shed. A full concrete driveway, rocked entry points and yard, with a stamped concrete patio complete the exterior. Extensive upgrades and additions completed in 2022 and 2023 include: New windows, hot water tank, and living addition, Wi-Fi Ecobee thermostats and MyQ garage door openers, Polyurethane epoxy floors and LED lighting throughout, Updated electrical and plumbing, Murphy bed installation in shop bay, Lorex 8-camera security system with 50" monitor and Aosu video doorbell, with finger printed locks, AC/heat split unit, Gemstone exterior lighting, and metal roof with insulation.



Additional features include Park Enterprises inspection sign-off for the development permit and flexible heating options: split unit and boiler baseboard in the living area, boiler baseboard and overhead radiant heat in the shop. This unique property offers unmatched versatility with a combination of premium shop space and comfortable living quarters, all on a secure and well-equipped lot.

Built in 1983

Essential Information

MLS® #	A2264529
Price	\$525,000
Bathrooms	0.00
Acres	0.39
Year Built	1983
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	133 South Railway Avenue
Subdivision	NONE
City	Irvine
County	Cypress County
Province	Alberta
Postal Code	T0J1V0

Interior

Cooling	Central Air
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Additional Information

Date Listed	October 16th, 2025
Days on Market	10
Zoning	HC, Hamlet Commercial

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
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