

\$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
---------	-------------

Additional Information

Date Listed	October 16th, 2025
Days on Market	7
Zoning	HC, Hamlet Commercial

Listing Details

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.