

# \$959,000 - 38534 Range Road 25a, Benalto

MLS® #A2205820

**\$959,000**

1 Bedroom, 3.00 Bathroom, 2,798 sqft  
Residential on 0.96 Acres

NONE, Benalto, Alberta

IT'S AVAILABLE!! THE RENOWNED CARVELLA CAFE BUILDING IN BENALTO! This amazing opportunity could be yours. The 2000 square foot main floor offers the restaurant, along with a full kitchen, 2 bathrooms, an office, and large storage room. Extensive upgrades, including lighting, water softener, high end Wolf ovens, custom doors, etc. If you have ever been to the famous Carvella Cafe you will appreciate the elegance and charm this location offers with a peaceful setting and mountain views. The potential for this location is endless with ample asphalt parking on the 1 acre parcel. Visitors have come from far and wide to experience the charm and atmosphere of the Carvella Cafe. Set up to move in and open up. Not interested in the business? The restaurant could be converted into a personal residence or for Airbnb rentals. Above the restaurant you will enjoy the added bonus of a fantastic high end living quarters. This 800 square foot 1 bedroom residence is fully renovated with new appliances (still with extended warranty) and all the extras. A perfect place to live while you run your business below, rent out as an Airbnb or run a Bed and Breakfast. Did I mention the endless potential? In addition there is a BRAND NEW 32x28 triple detached and heated garage with metal clad walls and a drain. Plenty of extra storage. The list is endless. Access off the new double lane divided highway (soon to reach Rocky Mountain House, and Mountain recreation



access.) Walking distance to the Benalto pro rodeo and 10 minutes from Sylvan Lake. This opportunity is awaiting a new owner to take it to the next level! OPPORTUNITY KNOCKS!!

Built in 2015

### **Essential Information**

MLS® #	A2205820
Price	\$959,000
Bedrooms	1
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	2,798
Acres	0.96
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	38534 Range Road 25a
Subdivision	NONE
City	Benalto
County	Red Deer County
Province	Alberta
Postal Code	T0M0H0

### **Amenities**

Parking Spaces	20
Parking	Additional Parking, Parking Pad, RV Access/Parking, Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Bar, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Separate Entrance
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Appliances	Refrigerator, Stove(s)
Heating	In Floor, Boiler, Propane
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Propane
Basement	None

### **Exterior**

Exterior Features	Courtyard, Private Entrance, Private Yard
Lot Description	Back Yard, Other, Private, Views
Roof	Metal
Construction	Mixed
Foundation	Slab

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	4
Zoning	Commercial

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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