

# **\$895,000 - 38534 Range Road 25a, Benalto**

MLS® #A2205826

**\$895,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 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® #	A2205826
Price	\$895,000
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

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

### Additional Information

Date Listed	March 27th, 2025
Days on Market	85
Zoning	Commercial

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.