\$939,000 - 2047 Twp Rd 495 A, Rural Leduc County

MLS® #A2238010

\$939,000

0 Bedroom, 0.00 Bathroom, Commercial on 35.12 Acres

NONE, Rural Leduc County, Alberta

Great opportunity to live and have your business on the same Property! Beautiful private setting with trees, a creek and all located on pavement. This 35.12 acres hosts a 1465.73 sq/ft house with a 20x28 attached garage with a creek behind it and sheltered from the industrial yard. The graveled industrial yard is set up to move right in. On it is a 50x29 heated and insulated quonset with power and a cement floor. A 40x80 Fully finished Shop metal cladded inside and out with 2 overhead doors (12x14 and 16x14), heated, insulated, power, mezzanine, 3pc bathroom, with offices and lunch room in the front. A 50x80 drive through shop (18x14 doors) with power, heat, fully insulated with a mezzanine, spray booth, and office with two more overhead doors off the side. This beautiful property has extra room to expand your business or keep it the way it is.

Built in 1997

Essential Information

MLS® # A2238010 Price \$939,000

Bathrooms 0.00
Acres 35.12
Year Built 1997

Type Commercial
Sub-Type Industrial
Status Active







Community Information

Address 2047 Twp Rd 495 A

Subdivision NONE

City Rural Leduc County

County Leduc County

Province Alberta

Postal Code T0C 2P0

Exterior

Construction Metal Frame

Additional Information

Date Listed July 8th, 2025

Days on Market 114

Zoning Mixed

Listing Details

Listing Office RE/MAX Real Estate (Edmonton)

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