

# \$1,099,000 - 2047 Twp Rd 495 Rd 495a, Telfordville

MLS® #A2099986

**\$1,099,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Telfordville, Telfordville, 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 1506 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 clad 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 an 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. The house is currently rented out and tenant would consider staying.



Built in 1997

## Essential Information

MLS® #	A2099986
Price	\$1,099,000
Bathrooms	0.00
Acres	0.00
Year Built	1997
Type	Commercial

Sub-Type	Industrial
Status	Active

### **Community Information**

Address	2047 Twp Rd 495 Rd 495a
Subdivision	Telfordville
City	Telfordville
County	Leduc County
Province	Alberta
Postal Code	T0C 2P0

### **Additional Information**

Date Listed	January 4th, 2024
Days on Market	456
Zoning	Mixed

### **Listing Details**

Listing Office	RE/MAX Real Estate (Edmonton)
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