



**GRASSROOTS**  
REALTY GROUP

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**28244 Highway 590**  
**Rural Red Deer County, Alberta**

**MLS # A2234033**



**\$4,495,000**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 12,500 sq.ft.

**Zoning:** AG

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 32.00 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Excellent opportunity to live where you work! Located on 32 acres, this property features both a 12,500 SF industrial shop, as well as a 2,998 SF house. The shop features a 700 SF office space with one office, a lunchroom, and one washroom. The main shop area has a parts room, it's own washroom, a 625 SF storage mezzanine, an oil change trench with collector system, as well as (7) 14' x 16' overhead doors - 3 of which create drive thru bays. There is also a wash bay with (2) 14' x 16' overhead doors that create a 4th drive thru bay, and a separate shop space with (1) 14' x 16' overhead door. Additionally, there is 2,500 SF of cold storage with two overhead doors. The shop has in floor heating throughout and ample yard space. The beautifully maintained house offers 4,300 SF of functional and inviting living space over 3 floors (basement, main floor, and second floor). Designed for comfort and flexibility, it features a front office with built-in shelving, a formal dining room, an open concept kitchen with a breakfast nook, walk-in pantry, and raised breakfast bar, a large family room with a fireplace, a mudroom with washer & dryer and access to a two car garage, as well as one washroom on the main floor. The second floor includes 3 bedrooms, a full 3-piece washroom, and a primary bedroom with a 5-piece en-suite, a walk-in closet, and a sitting area. The basement features a large open family room, a full 3-piece washroom, a secondary living room with space to construct another bedroom, and a furnace room with cold storage. Enjoy the privacy of the property with a large driveway, a front partial wrap-around deck, a large back deck off the main family room, a fire pit, and ample yard space including a fenced pasture for a hobby farm. The property offers excellent access to Highway 2 and is just minutes away from the Town of Innisfail.

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