

\$949,000 - 2047 Twp Rd 495 A, Telfordville

MLS® #E4446491

\$949,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Telfordville, Telfordville, AB

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 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 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.

Built in 1997

Essential Information

MLS® #	E4446491
Price	\$949,000
Bathrooms	0.00
Acres	0.00
Year Built	1997
Type	Industrial



Status Active

Community Information

Address 2047 Twp Rd 495 A
Area Telfordville
Subdivision Telfordville
City Telfordville
County ALBERTA
Province AB
Postal Code T0C 2P0

Exterior

Exterior Metal, Steel Frame, See Remarks
Construction Metal, Steel Frame, See Remarks

Additional Information

Date Listed July 8th, 2025
Days on Market 33
Zoning Zone 90

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